



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** December 13, 2006  
**AGENDA DATE:** December 21, 2006  
**PROJECT ADDRESS:** 500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner  
 Marisela G. Salinas, Associate Planner

### I. PROJECT DESCRIPTION

The Zoo includes several parcels leased from the City of Santa Barbara. As an allowed use in the P-R Zone, the Zoo receives approximately 425,000 to 450,000 visitors annually. Visitors can walk the Zoo grounds and gardens and observe many animal species. There is also a train which allows visitors to see the back of house functions, exhibits and other areas of the Zoo not accessible from the pathways. The Zoo has a restaurant and various snack carts throughout the campus. The Zoo offers a variety of educational classes and tours for school children, lectures for adults, research opportunities and Zoo Camp for kids in the summer. It also hosts weddings, corporate events, balls and Old Spanish Days events. The applicant proposes an updated Master Plan for the Santa Barbara Zoo for the next five years. The proposed Master Plan consists of six project components: 1) the California Condor Exhibit; 2) the Lemur/Langur Exhibit Renovation; 3) the Discovery Pavilion; 4) the Wave Banquet Facility; 5) the Service Yard Facilities; and 6) the Channel Island Fox Renovation.

The zoo includes several parcels leased from the City of Santa Barbara. The applicant proposes an updated Master Plan for the Santa Barbara Zoo for the next five years. This consists of six components: 1) the California Condor Exhibit; 2) the Lemur/Langur Exhibit Renovation; 3) the Discovery Pavilion; 4) the Wave Banquet Facility; 5) the Service Yard Facilities; and 6) the Channel Island Fox Renovation.

The new California Condor Exhibit and holding area would be located on the site of the original Bald Eagle exhibit between the existing Channel Island Foxes and Bald Eagle Exhibits.

The existing Lemur/Langur Complex would be renovated to conform with new federal regulations and would include demolition of the existing animal holding and exhibit spaces and replacing them with two new holding buildings and exhibit spaces.

The Discovery Pavilion facility is proposed as a place for conservation education and the exploration of science in two flexible classroom spaces, as well as administrative offices.

Proposed construction consists of two separate phases of renovation and addition to existing one and two story administration and staff lounge buildings.

Phase I is designed to accommodate 18-20 existing staff members including education, collections and animal food preparation, consolidating them with the Zoo's administrative staff. Many of these staff and facilities are currently located in temporary trailers on site. These trailers would be removed upon completion of the project. This phase would require removal of two single-story keeper offices and two animal holding cages. The existing single-story Staff Lounge building will be renovated. The staff lounge facilities would be relocated to an existing feed storage enclosure which includes a small addition and reconfiguration of the adjacent outdoor patio spaces. New staff restrooms would be built within an addition to the adjacent Administration Building. A new 7,500 sq. ft. single story addition will accommodate two new multi-purpose classrooms of 60 students each, exhibit rooms, animal food kitchen with feed storage, and new education staff administrative office space.

Phase II of the Discovery Pavilion would include renovation of the 5,800 sq. ft., two-story Administration and Retail building and construction of new offices. Also included would be the addition of an exterior second-story building connection and accessible elevator. Completion of both phases of the Discovery Pavilion will result in a net increase of approximately 9,100 sq. ft.

The Wave Banquet Facility: The Zoo proposes to demolish the existing building and trellis courtyard. The new structure will house a concessions facility, catering room, restrooms, storage, and a bridal changing room with an approximate total of 1,500 sq. ft.

The Service Yard Facilities project would consolidate and better organize Zoo service facilities, maintenance, and public program storage at the existing service yard. It includes the removal of several temporary storage containers from various locations on the Zoo site, construction of new storage units, relocation of the existing wood and metal shops and existing office space, a new employee restroom, relocation of the train barn from the northern part of the campus to the service yard, landscape and exhibit materials storage areas and a new estate wall along portions of the Zoo's Cabrillo Blvd. frontage. *(Please note that the Service Yard Facilities project is limited to environmental review at this time. It will return for project approval at a later date.)*

The Channel Island Fox Exhibit first opened in 1999. The outdoor enclosure needs a complete renovation. The proposed exhibit spaces would be approximately 880 sq. ft. and 1,170 sq. ft. respectively. The existing mesh enclosure would also be upgraded to a finely woven 1"x1" steel mesh.

**Master Plan Phasing:** The Master Plan will be implemented in three phases.

Phase 1: The applicant estimates beginning construction of the Wave, Condor and Channel Island Fox projects in early 2007. It is anticipated that these projects would be done concurrently and should be completed by Spring 2008. Project staging and construction parking would occur on-site.

Phase 2: The second phase of construction is estimated to begin at the end of the first, Spring of 2008 and would continue through the Fall of 2009. Projects included in this phase would be the Discovery Pavilion and Lemur/Langur Renovation.

Phase 3: The third construction phase is estimated to begin in late 2009 or early 2010. This phase would include the construction of the Service Yard Facilities (which will return for Planning Commission approval).

## **II. REQUIRED APPLICATIONS**

The following discretionary applications are required for each project in addition to those specifically noted under each item:

1. A Coastal Development Permit for new development in the Appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009);
2. PR Park & Recreation Zone Findings for the new development (SBMC §28.37.010) by the Planning Commission, and the Parks and Recreation Commission; and
3. Historic Landmarks Commission design review for all exterior changes.

### **A. DISCOVERY PAVILION & THE WAVE BANQUET FACILITY:**

1. A Development Plan for construction of non-residential square footage from the Community Priority Category (SBMC §28.87.300);
2. A Recommendation to City Council for a final Community Priority Designation from the Community Priority Category. (SBMC §28.87.300); and
3. A Final Community Priority Designation from the City Council pursuant to SBMC §28.87.300.

### **B. DISCOVERY PAVILION:**

A Modification to allow encroachments into the required setbacks in the PR Zone (SBMC §28.37.040).

## **III. RECOMMENDATION**

The Zoo's Master Plan consists of six projects proposed to enhance or improve services provided at the Santa Barbara Zoo. The components of the Master Plan are appropriate and necessary for the continued viability of this regional park. An Initial Study was prepared by Staff to analyze the potential environmental impacts of the project and given the physical character of the land, surrounding development, and the location of the proposed Master Plan components, no significant negative effects are expected as a result of the projects.

The project would be consistent with the City's Zoning and Building Ordinances with approval of the requested discretionary applications. Staff recommends that the Planning Commission make the findings outlined in Section IX of this report, adopt the Final Mitigated Negative Declaration, adopt the Mitigation Monitoring and Reporting Plan, and approve five of the six

#### IV. VICINITY MAP





## V. SITE INFORMATION AND PROJECT STATISTICS

### A. GENERAL SITE INFORMATION

<b>Assessor's Parcel Number:</b>	017-362-005; 017-363-001 & -002; 017-372-001; & 017-382-001 & -002	<b>General Plan Designation:</b>	Open Space, Community Park, Public Parking
<b>Existing Land Use:</b>	Zoo	<b>Parcel Size:</b>	23.6 acres
<b>Zoning:</b>	PR/SD-3 Park & Recreation, and Coastal Overlay Zones	<b>Proposed Land Use:</b>	Zoo
<b>Slope:</b>	Varying topography		
<b>SURROUNDING LAND USES:</b>			
<b>North:</b>	Union Pacific Railroad; Highway 101		
<b>South:</b>	Residential condominiums; Cabrillo Boulevard; East Beach		
<b>East:</b>	Andree Clark Bird Refuge		
<b>West:</b>	Residential condominiums; Dwight Murphy Park		

## VI. ENVIRONMENTAL REVIEW

Environmental review of the proposed project has been conducted pursuant to the California Environmental Quality Act (CEQA). An Initial Study and Mitigated Negative Declaration were prepared to evaluate the project's potential impacts on the physical environment. The analysis identifies potentially significant but mitigable environmental effects in the following issue areas: air quality, cultural resources, transportation/circulation, and water environment. Also evaluated in the document as resulting in less than significant impacts are aesthetics, biological resources, geophysical conditions, hazards, noise, population and housing, public services, and recreation issues. The analysis concludes that no significant environmental impacts would result from the project as mitigated.

A Draft Mitigated Negative Declaration (MND) was prepared and released for public review. During the public review period from November 3, 2006, to December 5, 2006, 15 public comment letters were received on the draft MND. An Environmental Hearing was held on November 16, 2006 for the project (*Exhibit E – Attachment 2*). Questions related to aesthetics, air quality, cultural resources, hazards, noise, transportation/circulation, and the water environment were raised. These issues are outlined in the Staff response to public comments and changes incorporated into the Final Mitigated Negative Declaration (*Exhibits D & E*).

The Final Mitigated Negative Declaration has identified no significant and unavoidable impacts related to the proposed project. Pursuant to CEQA, and prior to approving the project, the Planning Commission must consider the Mitigated Negative Declaration. For each mitigation

measure adopted as part of a Mitigated Negative Declaration, the decision makers are required to make the mitigation measures conditions of project approval and adopt a program for monitoring and reporting on the mitigation measures to ensure their compliance during project implementation [PRC Sec.21081.6]. The mitigation measures described in the proposed Final Mitigated Negative Declaration have been incorporated into the recommended conditions of project approval for this project. In addition, a mitigation monitoring and reporting program (MMRP) is included in the project's Final Mitigated Negative Declaration.

## **VII. ISSUES**

The following are issues related to the applications required for the various components of the Zoo Master Plan. Please note as stated before that the Service Yard Facilities is not being reviewed for project approval at this time. This component will return at a later date for Planning Commission action.

### **A. DESIGN REVIEW**

The projects were reviewed by the Historic Landmarks Commission on separate occasions beginning in 2001 (*Exhibit F*). Buildings proposed as a part of the proposed Zoo Master Plan include the Discovery Pavilion, the Wave Banquet Facility, and the Service Yard Facilities. Exhibits proposed would be sensitive to the species inhabiting those spaces, yet remain in continuity with the overall Zoo design.

The proposed project designs for the Discovery Pavilion and the Wave Banquet Facility buildings incorporate Mediterranean style architecture with a plaster finish. The Wave is a one-story building while the Discovery Pavilion has some two-story components. The projects have received overall positive comments from the Historic Landmarks Commission and will return for further refinements. The Service Yard Facilities will be subject to approval by the Historic Landmarks Commission (HLC). The Service Yard will continue to be screened from public view and from the visitors of the zoo due to existing fencing and vegetation. The Service Yard is not accessible to the public. After Planning Commission and Park and Recreation Commission approval, all proposed Zoo Master Plan project components are required to receive preliminary and final approval by the HLC for consistency with design guidelines for views, visual aesthetics and compatibility, and lighting.

### **B. PARK AND RECREATION COMMISSION REVIEW**

The property is located in the PR Zone. The Park and Recreation Zone was established in order to protect and preserve publicly owned park and beach lands for the benefit and enjoyment of present and future generations of residents and visitors. The Zone is also established to promote uses of park lands which are compatible with the surrounding land uses and categories within which the respective parks are assigned and to encourage the protection of the City's open space through conservation and appropriate development.

The Zoo is classified as a regional park. Regional parks are facilities where major organized events occur that draw people from throughout the region. They may also include areas of diverse environmental, cultural, education or scientific quality with a variety of opportunities for both active and passive activities.

The Zoo Master Plan project components are comprised of improvements and/or enhancements to the existing Zoo, which provides recreational and educational opportunities for the region. The new Discovery Pavilion includes additions to existing buildings that will provide educational and support facilities for the Zoo. The new Condor Exhibit will be part of on-going conservation efforts. Improvements to the Lemur/Langur and Channel Island Fox Exhibits will bring those exhibits into compliance with the Zoo's accreditation agencies. The improvements to the Wave Banquet Facility and the Service Yard Facilities help to support the numerous activities at the Zoo.

The Zoo's Master Plan was conceptually reviewed by the Park and Recreation Commission on October 25, 2006 (*Exhibit G*). The Commission found the project to be acceptable and supported the improvements to the facility. They looked forward to the implementation of the Master Plan.

The components of the Master Plan are appropriate and necessary for the continued viability of this regional park. The proposed projects are all subject to review by the Historic Landmarks Commission for compatibility with the City's design review standards in the El Pueblo Viejo District and the scenic character of the City. Given the physical character of the land, surrounding development, and the location of the proposed Master Plan components, no significant negative effects are expected as a result of the projects.

### **C. LOCAL COASTAL PLAN**

The project area is located within Component 6 of the City's Local Coastal Plan, defined as: Punta Gorda Street to the eastern City limit. Dwight Murphy Field, a city park that is equipped with lighted baseball and soccer fields and a children's play area, is located in the area of generally low lying terrain. The elevation rises to approximately 65 feet at the highest point of the Zoo property. The area east of Sycamore Creek and south of the project area is developed in multiple family dwellings. The General Plan indicates public facilities for all of the park areas.

Local Coastal Plan policies applicable to this project address issues of recreation, biological resources, and views.

#### **1. Recreation**

Section 30221 of the Coastal Act and associated policies protect areas for recreational use. As stated above, the Master Plan project components are comprised of improvements and/or enhancements to the existing Zoo, which provides recreational and educational opportunities for the region. As such, the project is consistent with the statute and applicable policies regarding recreation.

2. **Biological Resources**

Section 30231 of the Coastal Act requires that biological productivity be protected and enhanced. The proposed project is located adjacent to the Andree Clark Bird Refuge. The proposed Master Plan components were analyzed to evaluate any impacts to the adjacent bird refuge and in particular the effect of the proposed loss of trees near the Bird Refuge.

As discussed in the Initial Study few of the component sites support any of the mammalian, amphibian, or reptile species that are commonly observed at the Bird Refuge, therefore, none of these species would be affected by any of the proposed actions. Most of the aquatic bird species regularly observed at the Refuge would not be affected by any of the proposed construction activities including tree removal or replacement. However, recommended mitigation measures have been included to reduce possible disturbances on double-crested cormorant and black-crowned night heron bird breeding.

In terms of trees, most of the trees at the Zoo are non-native ornamental species that were selected for landscape and aesthetic value. With regard to ecological value, non-native trees are typically not considered valuable, with the exception of trees that provide nesting, roosting or other functions for wildlife. No locally designated historic or landmark trees exist on the project site.

3. **Views**

Section 30251 of the Coastal Act and associated policies require consideration and protection of the visual qualities of an area. As part of the projects' environmental review, photographic studies were submitted showing views to and from the Zoo from/of key viewpoints. Given the individual project component locations, the overall size of the Zoo, and the amount and height of existing vegetation along the Zoo boundaries, of the six components in the Master Plan, the Condor Exhibit and the Discovery Pavilion would have the highest likelihood of being visible from surrounding areas.

The Condor Exhibit includes the construction of a steel mesh enclosure with the highest support being approximately 55 feet tall. Existing vegetation would help to minimize the views of the proposed mesh, supporting structures, and buildings. The mesh has been successfully used in other exhibits in the Zoo with similar results.

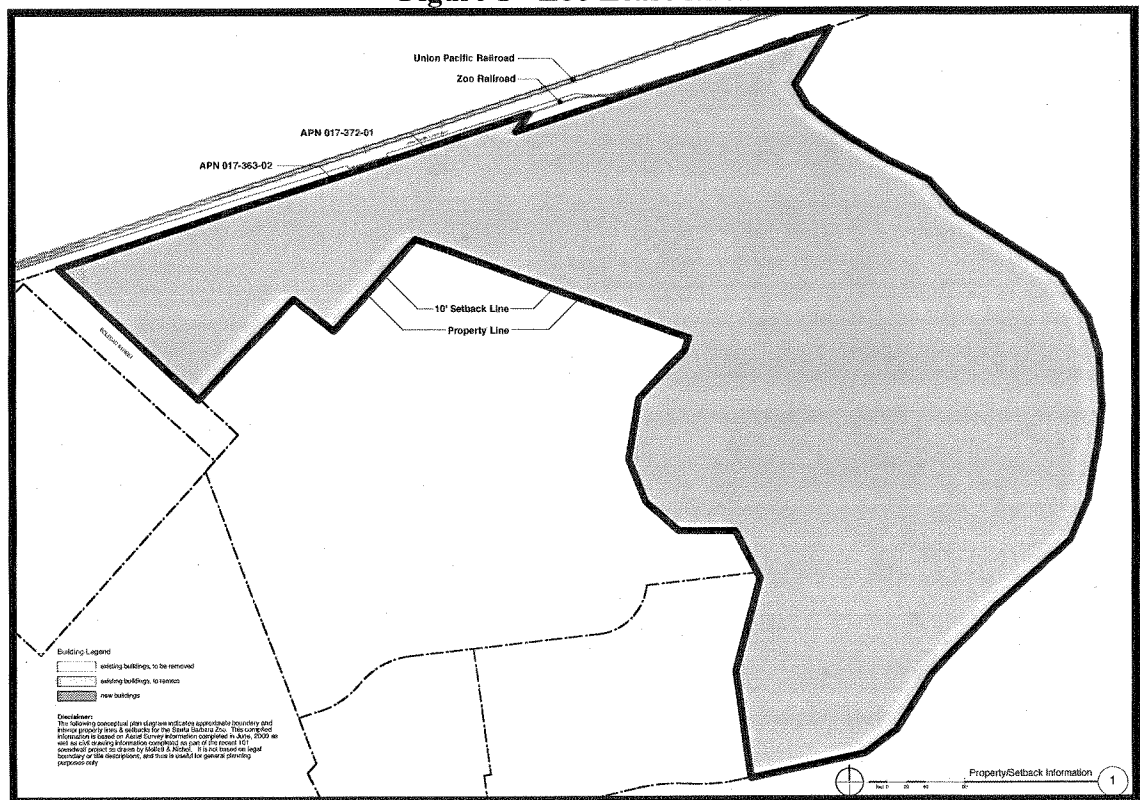
The Discovery Pavilion includes two-story elements that reach close to 20 feet in height. The Discovery Pavilion may be visible from US 101 and the Salinas Street northbound US 101 on-ramp, although existing vegetation would screen much of the new building, thereby minimizing its visibility, as demonstrated in photographs provided. In addition, it would not be out of context with existing development on the site.

The project would not change existing skyline views as seen from Highway 101 nor would it significantly obstruct or change scenic views of the mountains and hillside areas of the City. Additionally, as proposed, views from the Zoo would be maintained with the current proposals. However, in order to forward the Commission's concerns about views from the Zoo to future discretionary bodies, a recorded condition is proposed to assist in protecting these viewpoints from the Zoo.

#### D. INTERIOR YARD SETBACK

The Zoo is comprised of several parcels and abandoned streets which are owned by the City and leased to the Santa Barbara Zoological Gardens. Since the Zoo's inception, the lease area has been and continues to be treated as one parcel. One of the Zoo's attractions is a train that traverses along the perimeter of the Zoo (not including the parking lot). A portion of the tracks are located on Union Pacific property. The Zoo has an easement from Union Pacific in order to maintain their train tracks on Union Pacific property.

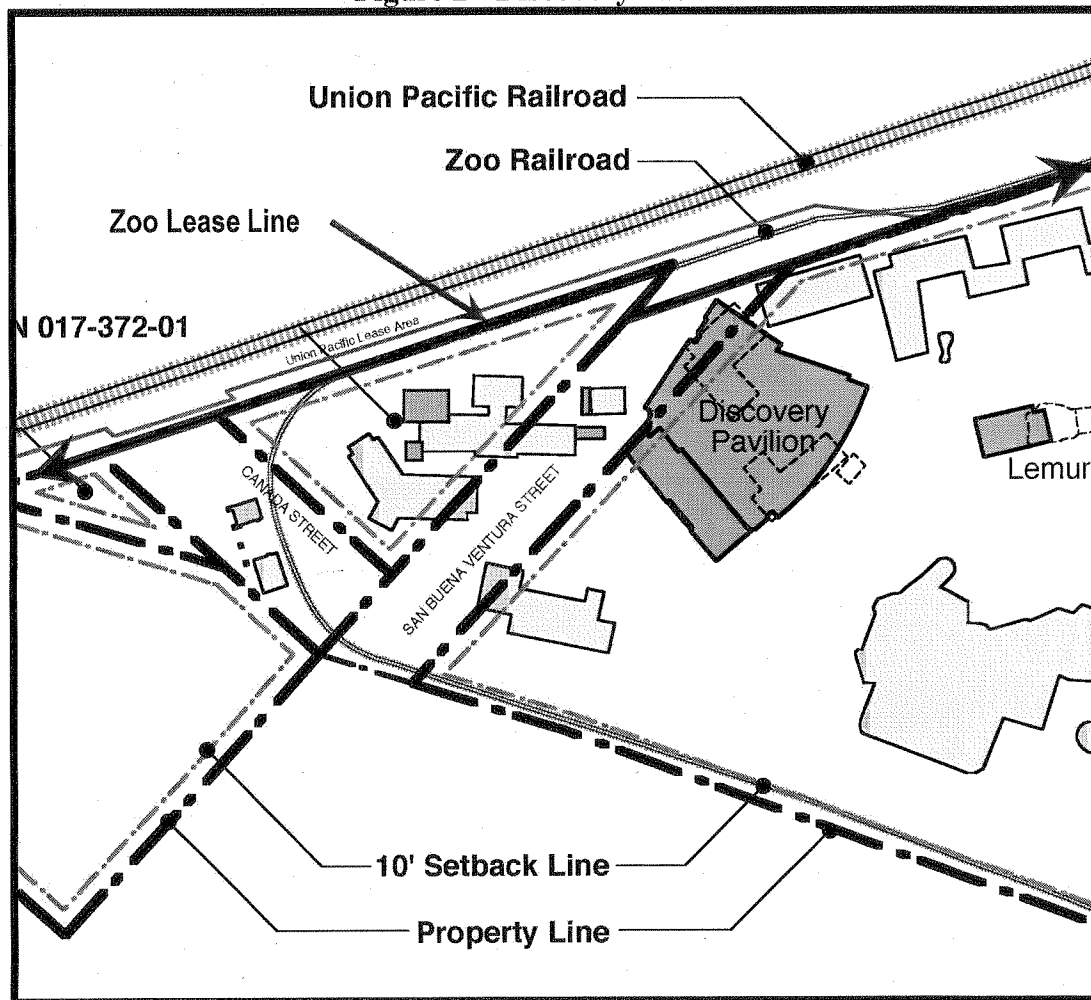
**Figure 1 - Zoo Lease Area**



The interior yard setback for the PR Zone is 10 feet. With the exception of the Discovery Pavilion project, all other Master Plan components are proposed outside of the required setbacks. As shown in the figure below, portions of the existing buildings that will be part

of the Discovery Pavilion currently encroach into the setback adjacent to the railroad property. The closest corner of the Discovery Pavilion is approximately 5'-6" from the property line. There is also a loading dock along the rear of the building that will be at its closest point, 2'-2" from the northerly property line. The proposed Discovery Pavilion is an appropriate improvement which is surrounded by existing development and promotes uniformity of improvement; therefore, Staff supports this modification request.

**Figure 2 - Discovery Pavilion**



**E. COMMUNITY PRIORITY**

Section 28.87.300 of the Zoning Ordinance defines a *Community Priority* as:

*A project which has been designated by the City Council as a community priority necessary to meet a present or projected need directly related to public health, safety or general welfare.*

General welfare is defined as:

*"A community priority project which has a broad public benefit (for example, museums, child care facilities, or community centers) and which are not principally operated for private profit."*

The Community Priority designation was envisioned for use by only those projects that clearly provide a public benefit. An allocation of 300,000 square feet has been established in Charter Section 1508 for development under the Community Priority Category. Given the limited amount of floor area available for these projects, development proposed to be designated as a Community Priority should be reviewed carefully to determine whether it meets the criteria established above.

Preliminary findings for a total of 6,700 square feet of Community Priority square footage allocation were made by the City Council on February 21, 1997 for the Discovery Pavilion. A recommendation to Council on the final designation is required by the Planning Commission. As of December of this year, 221,720 square feet have been allocated out of the Community Priority Category, leaving 78,280 square feet available for allocation.

Since Council's granting of the preliminary Community Priority Designation for the Discovery Pavilion in 1997, the needs of the Zoo have been reassessed which resulted in changes to the Discovery Pavilion and the Wave Banquet Facility. The current proposals reflect 9,190 new square feet for the Discovery Pavilion and 810 new square feet for the Wave Banquet Facility. The Community Priority square footage has increased from 6,700 to 10,000 square feet. The application for a Final Community Priority Designation will reflect the adjusted amount.

The Santa Barbara Zoological Gardens is a non-profit association that provides important recreational and educational services in the community. As the only zoo in the area, it provides unique opportunities for the region. The expansion would allow for the Zoo to provide more services to the community and maintain its viability. Based on the unique opportunities provided by the Zoo to the community, Staff is of the opinion that the use meets the definition of a Community Priority in that it meets a need related to general welfare.

Following Planning Commission review, the project would return to City Council for consideration of a final designation as a Community Priority project. Staff supports the Community Priority designation for the Santa Barbara Zoological Gardens because of the unique recreational and educational opportunities it provides to the area.

#### **F. DEVELOPMENT PLAN**

A Development Plan is required per SBMC §28.87.300 for the proposed addition of 10,000 square feet from the Community Priority Allocation. As analyzed and discussed in the Initial Study prepared for the project, the Master Plan project would not have significant adverse impacts upon the neighborhood's aesthetics or character or impacts as a



result of traffic. All proposed Zoo Master Plan project components are required to receive preliminary and final approval by the HLC for consistency with design guidelines for views, visual aesthetics and compatibility, and lighting. The project will satisfy its projected parking demand on-site with proposed restriping and a traffic and parking management plan. The project site is located in an existing developed urban area already served by urban infrastructure. No extensions of infrastructure or urban services would be necessary to serve the project site. Additionally, no impacts to the City's housing supply are expected since no housing is proposed to be displaced and the implementation of the Master Plan would result in only six new full-time staff and seven new part-time staff, which would not be considered a significant growth inducement.

## **VIII. SERVICE YARD FACILITIES**

The Service Yard Facilities project is proposed to consolidate and better organize Zoo service facilities, maintenance, and public program storage at the existing service yard. This component is part of Phase 3 and is currently limited to environmental review. It will return for project approval at a future date. As part of future review and action, Staff would recommend forwarding the following comments to the applicant.

### **A. CULTURAL RESOURCES**

Numerous archaeological reports have been throughout the Zoo's existence. In 2003, a Comprehensive Archaeological Resources Assessment report was prepared providing a comprehensive overview of previous archaeological research and integrating the results of previous investigations to define three zones of archaeological sensitivity (Low, Medium, High) based on the potential for encountering intact, potentially significant deposits associated with the recorded prehistoric archaeological site and the Vega Mar mansion built in 1897. The Service Facilities Yard project is primarily located in a low sensitivity area; however, additional measures have been added given its proximity to an adjacent high sensitivity area. These are precautionary measures enlisted to minimize any impacts to potentially significant archaeological resources. When this project returns for Planning Commission review and approval, the following will be a recommended condition of approval, as outlined in the Final Mitigated Negative Declaration:

**Service Yard Facilities.** The Service Yard Facilities which are partially located in the Low and Medium Sensitivity Zones are subject to the following: **(CR-4)**

- (a) If at a future date it is determined that any project-related ground disturbance within the service yard would exceed five feet deep or there are ground disturbing activities associated with public bathroom construction, pathway improvements and sewer line construction, such activities have a slight potential of impacting intact, significant archaeological resources that could exist underneath the imported soil deposits. The following recommendation would then apply:

A City-qualified archaeologist and City-qualified Chumash observer shall be retained to monitor all ground disturbing activities in the service yard that exceed five feet deep. If intact archaeological materials are identified, construction shall be temporarily suspended until the extent of the find is determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst following City MEA Guidelines for Archaeological and Historic Structures and Sites.

## **B. NOISE MEASUREMENTS**

Questions have been raised about whether there will be any changes to the existing noise levels along the property line which abuts the residential condominiums. There are particular concerns about the acoustical effects of the proposed service yard building locations in relation to the train operations and the adjacent residential uses. Staff would recommend that the applicant submit a report from a licensed acoustical engineer, verifying that the post-construction noise levels along the property line (abutting the residential condominiums) when the zoo train is in operation will not be increased or include recommended measures to lower the noise levels to pre-construction levels.

## **IX. FINDINGS**

The Planning Commission makes the findings for the following five projects of the Santa Barbara Zoological Gardens at 500 Niños Drive: 1) California Condor Exhibit, 2) Lemur/Langur Complex, 3) Discovery Pavilion Exhibit, 4) the Wave Banquet Facility, and 5) the Channel Island Fox Exhibit.

### **A. ENVIRONMENTAL REVIEW**

#### **1. Mitigated Negative Declaration Findings pursuant to California Public Resources Code §21080(c) and 2108.6, and California Code of Regulations §15074**

The Planning Commission has considered the proposed Final Mitigated Negative Declaration, dated December 14, 2006, for 500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330), and comments received during the public review process. The proposed Final Mitigated Negative Declaration has been prepared in compliance with California Environmental Quality Act requirements, and constitutes adequate environmental analysis of 500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330).

- a. Mitigation measures identified in the Mitigated Negative Declaration have been agreed-to by the applicant and incorporated into the projects, which would avoid or reduce all potentially significant impacts to less

than significant levels. Additional mitigation measures would be applied as conditions of approval to minimize adverse but less than significant environmental effects. Please refer to the Final Mitigated Negative Declaration for a detailed discussion (*Exhibit E*). In the Planning Commission's independent judgment and analysis based on the whole record, there is no substantial evidence that 500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330) will have a significant effect on the environment. The Final Mitigated Negative Declaration, dated December 14, 2006, is hereby adopted.

- b. A Mitigation Monitoring and Reporting Program prepared in compliance with the requirements of Public Resources Code §21081.6, is included in the Final Mitigated Negative Declaration for 500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330) and is hereby adopted.
- c. The location and custodian of documents associated with the environmental review process and decision for 500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330) is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, CA 93101.

2. **Findings For Exemption From Fish & Game Code**

- a. An Initial Study has been conducted by the lead agency, which has evaluated the potential for the proposed 500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330) to result in adverse effects, either individually or cumulatively, on wildlife resources. For this purpose, wildlife is defined as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability." (Section 711.2 Fish and Game Code)
- b. There is no evidence that the proposed project would have any potential for adverse effect on wildlife resources because it is located in a developed, urbanized area.

**B. COASTAL DEVELOPMENT PERMITS (SBMC §28.45.009.6.H)**

The project is consistent with the policies of the California Coastal Act. The project is consistent with all applicable policies of the City's Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code. The project is consistent with Chapter 3 (commencing with Section 30200) of the Coastal Act (Visitor

Serving, Access and Recreation). The Master Plan is comprised of components proposed to enhance the existing recreational and educational opportunities provided at the Zoo. An Initial Study was prepared and concluded that no significant adverse impacts will result as part of the implementation of the Master Plan.

**C. DEVELOPMENT PLAN APPROVAL (SBMC §28.87.300)**

1. The proposed development complies with all provisions of the Zoning Ordinance since with the modification can be found consistent with the purpose and intent and the proposed project is an appropriate use for the neighborhood; and
2. The proposed development is consistent with the principles of sound community planning because the proposed project is consistent with the surrounding development in the immediate area. The improvements to the structures will provide major upgrades to the aesthetic and functional quality of the existing uses and provide better services to the users of the Zoo; and
3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood. The project will enhance the aesthetic quality of the existing development and will remain compatible in size, bulk and scale with surrounding properties; and
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock because the no housing is being displaced and the implementation of the Master Plan will result in a minimal increase of personnel; and
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources because the City currently has a sufficient dependable water supply to serve this project; and
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic because the proposed use will meet its parking demand for the site with the restriping of the parking lot and implementation of a transportation and parking management plan.

**D. PARK AND RECREATION FINDINGS (SBMC §28.37.010.B AND §28.37.010.C)**

1. That the proposed park and recreation improvements are appropriate or necessary for the benefit of the community and visitors, since the projects would result in improved services for the Zoo visitors;

2. That the proposed park and recreation facilities including lighting, play areas, parking facilities and associated landscaping, will be compatible with the character of the neighborhood. All proposed Zoo Master Plan project components are subject to approval by the HLC for consistency with design guidelines for views, visual aesthetics and compatibility, and lighting;
3. That the total area of the site and the setbacks of all facilities from the property lines and street are sufficient, in view of the physical character of the land, proposed development and neighborhood, to avoid significant negative effects on surrounding properties;
4. That the intensity of park use is appropriate and compatible with the character of the neighborhood. The proposed projects are improvements to existing facilities. The additional events proposed at the Discovery Pavilion are limited both in occurrence and in size;
5. That the proposed park and recreation facilities are compatible with the scenic character of the City. Photographic studies submitted show that the project would not change existing skyline views as seen from Highway 101 nor would it significantly obstruct or change scenic views of the mountains and hillside areas of the City; and
6. That any proposed structures or buildings are compatible with the neighborhood in terms of size, bulk, and scale or location. All proposed Zoo Master Plan project components are subject to approval by the HLC for consistency with design guidelines for visual aesthetics and neighborhood compatibility.

**E. INTERIOR YARD SETBACK MODIFICATION (SBMC §28.15.060 & 28.90)**

The modification is necessary to promote uniformity of improvement and secure an appropriate improvement on the property and is consistent with the purposes and intent of the Zoning Ordinance. Approval of the modification will allow for additions to be made to existing buildings in the existing footprints thereby minimizing impacts.

**F. RECOMMENDATION TO THE CITY COUNCIL**

The Planning Commission recommends that the City Council make a finding that the proposed expansion of the Discovery Pavilion and the Wave Banquet Facility meet the criteria for a Community Priority Designation.

**Exhibits:**

- A. Conditions of Approval
- B. Site Plan and Elevations
- C. Applicant's letters, dated March 14, 2006

Planning Commission Staff Report

500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330)

December 15, 2006

Page 17

- D. Final Mitigated Negative Declaration (Under Separate Cover)
- E. Response to Comments
- F. HLC Minutes
- G. Park and Recreation Commission Minutes dated October 25, 2006

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PLANNING COMMISSION CONDITIONS OF APPROVAL

500 NINOS DRIVE ((MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676;  
MST2002-00004; MST2006-00330)

CDP, COMMUNITY PRIORITY DESIGNATION, DPA FINDINGS AND PR FINDINGS

DECEMBER 21, 2006

I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:

A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Santa Barbara Zoological Gardens (also referred to as "the Zoo") shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Uninterrupted Water Flow.** The Zoo shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate. The Zoo is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard of life, health or damage to the Real Property or any adjoining property.
2. **Approved Development.** The development of the Real Property approved by the Planning Commission on \_\_\_\_\_ is limited to the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara for the following projects of the Santa Barbara Zoological Gardens at 500 Niños Drive: California Condor Exhibit, Lemur/Langur Complex, Discovery Pavilion, the Wave Banquet Facility, and the Channel Island Fox Exhibit.
3. **View Corridors.** Photographic studies will be required with future development proposals on this site to determine the effects on views of the harbor, mountains and Andree Clark Bird Refuge as seen from the "Hilltop Lawn," "Cabrillo Lawn" and walkway located between the California Condor Exhibit and the Andree Clark Bird Refuge on the Zoo property. The applicant shall provide the Historic Landmarks Commission (HLC) with topographic site plans, elevations and photographic studies so that the HLC can consider the views from the Zoo.
4. **Landscape Plan Compliance.** The Zoo shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the (HLC). The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
5. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted California Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.

6. **Transportation Demand Management.** The Zoo shall implement a Transportation and Parking Management Plan as described in the "Traffic and Parking Assessment for the Santa Barbara Zoological Gardens Master Plan" (prepared by Associated Transportation Engineers), dated May 2, 2006, and subject to approval from the Transportation Manager. (T-4)
7. **Employee Parking.** Santa Barbara Zoological Gardens employees shall be required to park onsite.
8. **Discovery Pavilion Events.** The events at the Discovery Pavilion are limited as identified in the "Traffic and Parking Assessment for the Santa Barbara Zoological Gardens Master Plan" (prepared by Associated Transportation Engineers), dated May 2, 2006, and as outlined below: (T-5)

Children's Classes - 1 teacher/class, 40 students/class, 20 classes/month. Operating March – June, Mon-Fri 9:00 AM – 1:00 PM

Children's Workshop - 1 teacher/class, 5 students/class, 12 workshops/month. Operating 3 times per week, Tue-Sat 9:00 AM – 1:00 PM and 1:00 PM – 4:00 PM

Lectures - 1 teacher/class, 100 guests/lecture, 5 lectures/year. Operating Mon-Fri 7:00 PM – 9:00 PM

Adult Education Classes - 1 teacher/class, 25 students/class, 5 classes/year. Operating Mon-Fri 7:00 PM – 9:00 PM

Private Events – 100 guests/event, 10 events/year. Operating Mon-Fri 6:15 PM – 11:00 PM & Sat–Sun 4:15 PM – 10:00 PM

9. **Maintenance of Drainage System.** The Zoo shall be responsible for maintaining the drainage system in a functioning state. Should any of the project's surface or subsurface drainage structures fail or result in increased erosion, the Zoo shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building permit and/or Coastal Development Permit is required to authorize such work.
10. **Storm Water Pollution Control Systems Maintenance.** The Zoo(s) shall maintain the drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the Creeks Division, Building and Safety Division, and the Public Works Department.
11. **Trash Storage Area Design.** Project trash container areas shall incorporate approved long-term structural storm water best management practices (BMPs) to protect water quality: Trash containers shall have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas shall be screened or walled to

prevent off-site transport of trash. The applicant shall submit project plans to the satisfaction of Public Works Engineering and Solid Waste that incorporate long-term structural best management practices for trash storage areas to protect storm water quality. The Zoo shall maintain these structural storm water quality protections in working order for the life of the project, and shall inspect at least annually and report to City annually. **(W-4)**

B. **California Department of Fish and Game Fees Required.** Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 et. seq. of the California Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified Department of Fish and Game fees are paid and filed with the California Department of Fish and Game within five days of the project approval. The fees required are \$850 for projects with Environmental Impact Reports and \$1,250 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination (which the City is required to file within five days of project approval) cannot be filed and the project approval is not operative, vested or final. The fee shall be delivered to the Planning Division immediately upon project approval in the form of a check payable to the California Department of Fish and Game.

C. **Design Review.** The following is subject to the review and approval of the Historic Landmarks Commission (HLC):

1. **Interpretive Historical Display.** Construct a memorial commemorating the Hobo Village. This should be placed as close to the location of the former village as possible, yet also in a prominent area accessible to the public. The memorial shall be subject to review and approval by the Historic Landmarks Commission as to location and design and shall be included on the building plans submitted for building permit review and approval for the Discovery Pavilion. **(CR-6)**

The interpretive display shall include a history of the Andree Clark Bird Refuge and the Olmstead Brothers contributions. The Historic Landmarks Commission shall consider the incorporation of interpretive mural panels along the train route and possibly along a pedestrian pathway showing some of the original history of the site. Photographs from the Historic Structures report shall be incorporated into the memorial of the site.

2. **Lighting.** Lighting design shall conform with City Lighting Ordinance requirements, including shielding and direction to the ground to avoid off-site lighting and glare effects, and shall be approved by the Historic Landmarks Commission. **(A-2)**
3. **Tree Protection Measures.** The landscape and grading plans shall include the following tree protection measures:
  - a. **Fencing.** Fencing or protective barriers around the tree(s) during construction.
  - b. **Landscaping Under Trees.** Landscaping under the tree(s) that is compatible with the preservation of the tree(s).

- c. **Biologist's Report.** Include a note on the plans that recommendations/conditions contained in the biologist's report prepared by Science Applications International Corporation, dated July 2003, shall be implemented.
4. **Existing Tree Preservation.** The existing tree(s) shown on the approved site plans to be saved shall be preserved and protected and fenced during construction.
- D. **Public Works Requirements Prior to Building Permit Issuance.** The Zoo shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
  1. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
  2. **Improvement Plans.** The Zoo shall submit building plans for construction of improvements along the subject property road frontage on Niños Drive prior to the issuance of building permits for the Discovery Pavilion project. As determined by the Public Works Department, the improvements shall include one City standard Type "B" commercial streetlight with the final location to be determined by City Facilities Maintenance, widen the existing public sidewalk (where the bus stop is located) to 8 feet with a railing along the creek side of the sidewalk, preserve and/or reset contractor stamp(s) and/or survey monument(s), and a bus shelter on Niños Drive. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.
  3. **Restriping Plan.** The applicant shall restripe the existing curb parking area on site that is used for bus parking on weekdays (subject to Transportation Staff approval) to create 20 new parking spaces for weekend use. (T-3)
  4. **Hydrology Report.** Submit to the Land Development Engineer any revisions to the preliminary drainage report dated June 30, 2006, prepared by Flowers and Associates, justifying that the onsite/offsite proposed and existing drainage conveyance system adequately convey a 25-year storm event.
  5. **Storm Drain Operation and Maintenance Plan Required.** The Zoo shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing filters, etc.) for the operation and use of the storm drain system. The Plan shall be approved by the Creeks Division, Building and Safety Division, and the Public Works Department.
- E. **Encroachment Permits.** Submit any encroachment permits from other jurisdictions (State, County Flood Control, County Roads, etc.) for the construction of improvements (including any required appurtenances) within their right of way (easement). Such permits shall be submitted to the Land Development Engineer.

F. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:

1. **Design Review.** Prior to building permit issuance, proposed project grading and landform alteration, structural design, landscaping, and lighting is subject to preliminary and final review and approval by the Historic Landmarks Commission for consistency with design guidelines for views, visual aesthetics and compatibility, and lighting. (A-1)
2. **Project Environmental Coordinator Required.** Submit to the Planning Division a contract with a qualified representative for the Zoo, approved by the Planning Division, to act as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of the Mitigation Monitoring and Reporting Program (MMRP) to the City. The contract shall include the following, at a minimum:
  - a. The frequency and/or schedule of the monitoring of the mitigation measures.
  - b. A method for monitoring the mitigation measures.
  - c. A list of reporting procedures, including the responsible party, and frequency.
  - d. A list of other monitors to be hired, if applicable, and their qualifications.

The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in the MMRP, including the authority to stop work, if necessary, to achieve compliance with mitigation measures.

3. **Contractor and Subcontractor Notification.** The Zoo shall notify in writing all contractors and subcontractors of the site rules, restrictions and Conditions of Approval. Submit a copy of the notice to the Planning Division.
4. **Archaeological Monitoring Contract.** Submit to the Planning Division a contract with an archaeologist and Chumash observer from the most current City Qualified Lists for monitoring during all ground disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas as identified in the various archaeological reports previously submitted and as required for the specific projects. The contract shall be subject to the review and approval of the Planning Division.

The archaeologist's monitoring contract shall include the following provisions: If cultural resources are encountered or suspected, work shall be halted or redirected by the archaeologist immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or

excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, preparation of further site studies and/or mitigation.

If the discovery consists of possible human remains, the Zoo shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The Zoo shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, the Zoo shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

5. **Arborist's Monitoring.** Submit to the Planning Division a contract with a qualified arborist for monitoring of all work within the dripline of all trees to remain during construction. The contract shall include a schedule for the arborist's presence during grading and construction activities, and is subject to the review and approval of the Planning Division.
6. **Letter of Commitment for Pre-Construction Conference.** Prior to each of the three phases of construction for the Master Plan, the Zoo shall submit to the Planning Division a letter of commitment that states that, prior to disturbing any part of the project site for any reason and after the Building permit has been issued, the General Contractor shall schedule a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the assigned Building Inspector, the Planning Division, the Zoo, the Archaeologist, the Architect, the Arborist, the Landscape Architect, the Biologist, the Geologist, the Project Engineer, the Project Environmental Coordinator, the Contractor and each subcontractor.
7. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition has been or is to be met with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal (e.g., Final Map submitted to Public Works Department for review), and attach documents as appropriate.

- G. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Historic Landmarks Commission.
2. **Geotechnical Recommendations.** Site preparation and project construction related to soil conditions and seismic hazards shall be in accordance with the recommendations contained in the site-specific geotechnical engineering reports and as required by the Building and Safety Division. Compliance shall be demonstrated on plans submitted for grading and building permits. **(G-1)**
3. **Mitigation Monitoring and Reporting Requirement.** Note on the plans that the Zoo shall implement the Mitigation Monitoring and Reporting Program (MMRP) for the project's mitigation measures, as stated in the Mitigated Negative Declaration for the project.
4. **Trash Enclosure Provision.** A trash enclosure with equal area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers. **(PS-1)**
5. **Recyclable Material Use and Collection.** Zoo operators shall provide sufficient and appropriate receptacles, such as recycling containers along public corridors, at special events, and in eatery operations. Recyclable material and green waste collection and pick-up areas shall be provided on-site for Zoo operations. **(PS-2)**
6. **Stormwater Detention Plan.** All stormwater runoff from any of the proposed Zoo Master Plan project components shall be detained on-site. Final design and building plans shall incorporate detention facilities in compliance with recommendations included in the Preliminary Drainage Analysis, prepared by Flowers & Associates and dated May 22, 2006. **(W-1)**
7. **Drainage Facilities.** Install on-site pollution prevention interceptor devices and/or bio-swales and provide adequate positive drainage from site. Install engineered detention facilities to accommodate additional runoff as indicated in the preliminary drainage report dated June 30, 2006.
8. **Construction BMPs.** The Zoo shall apply storm water quality control guidelines to the project per the Public Works Department Construction Project Best Management Practices.[move to construction implementation section]
9. **Construction Erosion/Sedimentation Control Plan.** Project grading and construction shall be conducted in accordance with an approved erosion control plan to protect water quality throughout the site preparation, earthwork, and construction process. The applicant shall submit and obtain Building Division and/or Public Works Department approval of a detailed erosion control plan for the project prepared by a licensed or certified professional soil erosion and sediment control specialist, a California licensed civil engineer, landscape architect, registered geologist, or a licensed architect. The



erosion control plan shall specify appropriate best management practices to control erosion and sedimentation based on the Building & Safety Division's "Erosion/Sedimentation Control Policy" and the Public Works Department's "Procedures for the Control of Runoff into Storm Drains and Watercourses". City (Building Division and/or Public Works Department) staff will conduct periodic site inspections to ensure proper installation, ongoing implementation, maintenance and effectiveness of the approved plans, and may adjust requirements in the field if necessary to protect water quality. (W-2)

10. **Minimization of Storm Water Pollutants of Concern.** The applicant shall implement approved plans incorporating long-term storm water best management practices (BMPs) to minimize identified storm water pollutants of concern including automobile oil, grease and metals. The applicant shall submit project plans incorporating long-term BMPs to minimize storm water pollutants of concern to the extent feasible, and obtain approval from Public Works Engineering. The Zoo shall maintain approved facilities in working order for the life of the project, and shall inspect annually and submit report to City annually. (W-3)
11. **Trash Storage Area Design.** Project trash container areas shall incorporate approved long-term structural storm water best management practices (BMPs) to protect water quality: Trash containers shall have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas shall be screened or walled to prevent off-site transport of trash. The applicant shall submit project plans to the satisfaction of Public Works Engineering and Solid Waste that incorporate long-term structural best management practices for trash storage areas to protect storm water quality. The Zoo shall maintain these structural storm water quality protections in working order for the life of the project, and shall inspect at least annually and report to City annually. (W-4)
12. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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Lessee

Date

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Contractor

Date

License No.

Architect	Date	License No.
Engineer	Date	License No.

H. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Construction Materials Recycling.** Recycling and/or reuse of construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of an appropriately sized container for collection of demolition/construction materials. **(PS-3)**
2. **Construction Traffic.** The haul routes for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Engineer. Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic and noise on adjacent streets and roadways. The route of construction-related traffic shall be established to minimize trips through residential neighborhoods and minimize congestion. **(T-1)**
3. **Construction Parking.** Construction parking and vehicle/equipment/materials storage shall be provided as follows: **(T-2)**
  - a. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation and Parking Manager.
  - b. On-site or off-site storage shall be provided for construction materials, equipment, and vehicles. Storage of construction materials within the public right-of-way is prohibited.
4. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
5. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) and Project Environmental Coordinator's (PEC) name, contractor(s) and PEC's telephone number (including after work hours telephone numbers), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
6. **Aviary Habitat Protection.** The applicant shall implement all recommendations specified in the Biological Resource Assessment as listed below: **(B-1)**

- a. Schedule tree removal at the Channel Island Fox and Condor Exhibits to occur between August 15 and March 1 to avoid the bird breeding season. If tree removal or pruning is to occur at any of the other project sites during the breeding season (April through August), survey the site immediately prior to any disturbances to ensure that no nests have been, or are in the process of being built in any of the trees proposed for removal.
  - b. Activities involving tree removal should not begin each day until all of the birds have left the roost sites.
  - c. Replace the removed trees with species that provide the same functions as the eucalyptus tree. Replacement trees should eventually be of the same stature (e.g., over 30 feet tall), and contain an open canopy with exposed branches and be planted in the same vicinity as the removed trees and should not be located in any areas where a roost or rookery site could be later construed as a nuisance.
  - d. Conduct tree removal in a timely fashion to reduce noise impacts to birds nesting in the general area.
  - e. Conduct several nights of surveys at the cormorant roosting site within two weeks prior to tree removal activities to record the use of the trees at the time of the removal and to ensure that no nests have been built in the trees proposed for removal. Conduct periodic surveys of the rookery/roosting site during the tree removal activities to ensure that cormorants are continuing to use the site in the same fashion as they were prior to initiation of tree removal activity, and that there are no impacts on breeding activities such as nest abandonment. If noticeable changes occur, consult with biologist conducting surveys to modify activities to reduce effects. Surveys should also be conducted several times later in the breeding season to ensure that cormorants continues to nest at the site in numbers similar to pre-disturbance levels.
7. **Tree Protection.** All trees not indicated for removal on the site plans shall be preserved, protected and maintained, in accordance with the Tree Protection Plan and any related Conditions of Approval.
8. **Tree Protection and Replacement.** The applicant shall implement all recommendations specified in the Biological Resource Assessment and Tree Protection Plan as listed below: **(B-2)**
- a. Construction areas will be designated. All ground disturbances including grading for buildings, access ways, easements, subsurface grading, etc., shall be prohibited outside construction envelopes.
  - b. Equipment storage and staging areas shall be designated on approved grading and building plans. No construction equipment shall be parked, stored or operated within six feet of any tree dripline.

- c. No grading or development shall occur within the driplines of existing trees with the exception of those trees designated for removal. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand. Any construction activity required within three feet of a tree's dripline shall be done with hand tools.
- d. All equipment, personnel and construction activities will be restricted to areas outside dripline of existing trees with the exception of those trees designated for removal.
- e. All trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to the Planning Division throughout all grading and construction activities. Designate the location and extent of dripline for all trees to be protected during construction with fencing or other suitable material. The fencing shall be installed six feet outside the dripline of each tree, and shall be staked every six feet.
- f. No fill soil, rocks, or construction materials shall be stored or placed within six feet of the dripline of all trees.
- g. No artificial surface, pervious or impervious, shall be placed within six feet of the dripline of any trees.
- h. Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a Planning Division approved arborist/biologist.
- i. Only designated trees shall be removed.
- j. Any trees which are removed and/or damaged (more than 25% of the root zone disturbed) shall be replaced.
- k. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted immediately after removal and shall be irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing (or other suitable material) and gopher fencing during the maintenance period.
- l. Maintenance of trees shall be accomplished through water-conserving irrigation techniques.
- m. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by the Planning Division. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation.

9. **Construction Dust Control – Minimize Disturbed Area/Speed.** Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less. (AQ-1)
10. **Construction Dust Control - Watering.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph. (AQ-2)
11. **Construction Dust Control – Tarping.** Trucks transporting fill material to and from the site shall be covered from the point of origin. (AQ-3)
12. **Construction Dust Control – Gravel Pads.** Gravel pads shall be installed at all access points to prevent tracking of mud on to public roads. (AQ-4)
13. **Construction Dust Control – Stockpiling.** If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. (AQ-5)
14. **Construction Dust Control – Disturbed Area Treatment.** After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by: (AQ-6)
  - a. Seeding and watering until grass cover is grown;
  - b. Spreading soil binders;
  - c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;
  - d. Other methods approved in advance by the Air Pollution Control District.
15. **Construction Dust Control – Paving.** All roadways, driveways, sidewalks, etc., should be paved as soon as possible. Additionally, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. (AQ-7)
16. **Construction Dust Control – PEC.** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when construction work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District

prior to land use clearance for map recordation and land use clearance for finish grading for the structure. (AQ-8)

17. **Construction Ozone Precursors.** The following shall be adhered to during project grading and construction to reduce NOx and PM2.5 emissions from construction equipment: (AQ-9)
  - a. **Diesel Engines.** Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized wherever feasible.
  - b. **Engine Size.** The engine size of construction equipment shall be the minimum practical size.
  - c. **Equipment Use Management.** The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
  - d. **Equipment Maintenance.** Construction equipment shall be maintained in tune per the manufacturer's specifications.
  - e. **Engine Timing.** Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.
  - f. **Catalytic Converters.** Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
  - g. **Low Sulfur Fuel.** All diesel-powered equipment shall use ultra low sulfur diesel fuel.
  - h. **Diesel Emission Reduction.** Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.
  - i. **Diesel Equipment Replacement.** Diesel powered equipment should be replaced by electric equipment whenever feasible.
  - j. **Idling.** Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.
  - k. **Minimize Employee Trips.** Construction worker trips shall be minimized by requiring carpooling and by providing for lunch onsite.
18. **Bio-diesel Fuels.** To the maximum extent feasible, diesel-powered construction equipment and vehicles used on site shall be fueled using bio-diesel fuels.
19. **Archaeological Resource Protection.** The following discovery measures shall be adhered to:

- a. **Discovery Procedures and Mitigation.** Standard discovery measures shall be implemented on all projects per the City Master Environmental Assessment throughout grading and construction: **(CR-1)**

Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts.

If during any grading or construction on the site such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and a City-approved archaeologist shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If the findings are potentially significant, further analysis and/or other mitigation shall be prepared and accepted by the Environmental Analyst and the Historic Landmarks Commission, and implemented by the project Work in the area may only proceed after the Environmental Analyst grants authorization.

If prehistoric or other Native American remains are encountered, a Native American representative shall be consulted, and the archaeologist and Native American representative shall monitor all further subsurface disturbances in the area of the find.

If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission must also be contacted.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to the issuance of final City permits.

- b. **Channel Island Fox Exhibit.** The Channel Island Fox exhibit which is located in the Medium Sensitivity Zone is subject to the following: **(CR-2)**

A City-qualified archaeologist and City-qualified Chumash observer shall be retained to monitor all ground disturbing activities during construction. If intact archaeological materials are identified, construction shall be temporarily suspended until the extent of the find is determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst, following City MEA Guidelines for Archaeological and Historic Structures and Sites.

- c. **California Condor Exhibit.** The California Condor exhibit which is located in the Medium Sensitivity Zone is subject to the following: **(CR-3)**



- (1) A City-qualified archaeologist shall be consulted to determine if the proposed project has the potential for impacting potentially significant archaeological deposits. This determination shall take into consideration the aerial extent and proposed depth of ground disturbance of the proposed project, any obvious soil disturbance within the project footprint (i.e., signs of past grading, presence of existing structures or utilities, relation to the footprint of the historic mansion), presence/absence of archaeological material on any exposed ground surface, and the results of any nearby archaeological excavations.
- (2) If it is highly unlikely that the proposed project would encounter a potentially significant archaeological deposit, then the following mitigation measure shall apply due to the possibility of encountering individual diagnostic artifacts in the disturbed deposits and due to the heritage value of the archaeological material to the Native American community and the potential presence of isolated human remains.

A City-qualified archaeologist and City-qualified Chumash observer shall be retained to monitor all ground disturbing activities during construction. If intact archaeological materials are identified, construction shall be temporarily suspended until the extent of the find is determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst, following City MEA Guidelines for Archaeological and Historic Structures and Sites.

- (3) If the proposed project has the potential for encountering intact soil deposits that could contain significant archaeological remains, then the following mitigation measure shall apply:

A City-qualified archaeologist shall be retained to conduct Extended Phase 1 excavations to determine the presence and integrity of potential prehistoric deposits. If an archaeological resource is encountered, it shall be documented and its potential significance evaluated by a Phase 2 Significance Assessment investigation prior to any construction activities. A City-qualified Chumash observer shall monitor all archaeological excavations. Resources considered significant shall be avoided or subject to a Phase 3 Data Recovery program and construction monitoring, consistent with City MEA Guidelines for Archaeological and Historic Structures and Sites.

d. **The Wave Banquet Facility.** The Wave Banquet Facility project which is located in the High Sensitivity Zone is subject to the following: **(CR-5)**

- (1) A City-qualified archaeologist shall conduct an Artifact Analysis of all archaeological material that was recovered during the Extended Phase 1 excavations for the proposed Wave project. This shall include analyses

of bone and shell to determine the range of species and habitats represented in the collection. The analyses shall be presented within the context of a research design that would relate the data to broader regional research questions about prehistoric occupants within South Coastal Santa Barbara County.

- (2) Project plans shall be designed to limit all construction-related ground disturbance to the maximum extent feasible.
- (3) A City-qualified archaeologist and City-qualified Chumash observer shall be retained to monitor all ground disturbing activities. If intact archaeological materials are identified, construction shall be temporarily suspended until the extent of the find is determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst following City MEA Guidelines for Archaeological and Historic Structures and Sites.
- (4) If any portion of the proposed project, such as installation of utility lines, involves ground disturbance located beyond the existing barbecue facility footprint, then the following measure is required:

A City-qualified archaeologist shall be retained to conduct Extended Phase 1 test excavations to determine the presence and integrity of potential prehistoric deposits for any project component that involves ground disturbance located outside the existing barbecue facility. If an archaeological resource is encountered during testing, it shall be documented and its potential significance evaluated prior to any construction activities. Resources considered significant shall be avoided or subject to a Phase 3 Data Recovery program, consistent with Santa Barbara City MEA guidelines. A City-qualified Chumash observer shall monitor all archaeological excavations.

20. **Construction Notice.** At least 30 days prior to commencement of each of the three phases of the Master Plan construction, the contractor shall provide written notice to all property owners and building occupants within 450 feet of the project area. The notice shall contain a description of the proposed project, a construction schedule including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) who can answer questions, and provide additional information or address problems that may arise during construction. A 24-hour construction hot line shall be provided. Informational signs with the PEC's name and telephone number shall also be posted at the site. (N-1)
21. **Construction Hours.** Noise-generating construction activities (which may include preparation for construction work) shall be permitted weekdays between the hours of 8:00 a.m. and 5:00 p.m., excluding holidays observed by the City as legal holidays: (N-2)

PLANNING COMMISSION CONDITIONS OF APPROVAL

500 NINOS DRIVE (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676;  
MST2002-00004; MST2006-00330)

DECEMBER 21, 2006

PAGE 17

New Year's Day ..... January 1st\*  
Martin Luther King's Birthday ..... 3rd Monday in January  
Presidents' Day ..... 3rd Monday in February  
Memorial Day ..... Last Monday in May  
Independence Day ..... July 4th\*  
Labor Day ..... 1st Monday in September  
Thanksgiving Day ..... 4th Thursday in November  
Following Thanksgiving Day ..... Friday following Thanksgiving Day  
Christmas Day ..... December 25th\*

\*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

Occasional night work may be approved for the hours between 5 p.m. and 8 a.m. weekdays by the Chief of Building and Zoning per Section 9.13.015 of the Municipal Code). In the event of such night work approval, the applicant shall provide written notice to all property owners and occupants within 450 feet of the project property boundary and the City Planning and Building Divisions at least 48 hours prior to commencement of night work. Night work shall not be permitted on weekends and holidays.

22. **Construction Equipment Sound Control.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices. (N-3)
23. **Sound Barriers.** As part of the building plan submittal, prepare and submit a sound control plan including devices and techniques such as noise shields and blankets in order to reduce noise impacts to surrounding sensitive noise receptors. (N-4)

I. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Zoo of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility undergrounding and installation of street trees.
3. **Cross Connection Inspection.** The Zoo shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
4. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Planning Division within 180 days of completion of the monitoring or prior to the issuance of the Certificate of Occupancy or Final Inspection, whichever is earlier.

5. **Mitigation Monitoring Report.** Submit a final construction report for mitigation monitoring.

J. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Zoo hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Zoo further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Zoo shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If the Zoo fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

#### **NOTICE OF DEVELOPMENT PLAN AND MODIFICATION TIME LIMITS:**

The development plan and modification approved, per Santa Barbara Municipal Code §28.87.350, shall expire four (4) years from the date of approval unless:

1. A building or grading permit for the work authorized by the development plan is issued prior to the expiration date of the approval.
2. A time extension is granted by the Planning Commission for one (1) year prior to the expiration date of the approval, only if it is found that there is due diligence to implement and complete the proposed project. No more than one (1) time extension may be granted.

#### **NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:**

The Planning Commission's action approving the Coastal Development Permit shall expire four (4) years from the date of approval, per Santa Barbara Municipal Code §28.45.009.q, unless:

1. Otherwise explicitly modified by conditions of approval of the development permit, or unless construction or use of the development has commenced.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.

PLANNING COMMISSION CONDITIONS OF APPROVAL

500 NINOS DRIVE (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676;  
MST2002-00004; MST2006-00330)

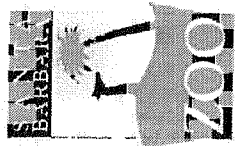
DECEMBER 21, 2006

PAGE 19

3. A one (1) year time extension may be granted by the Planning Commission if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy. Not more than three (3) extensions may be granted.



2335 Palm Ave  
Santa Barbara, CA  
93101 USA  
1 805 967 13 15  
1 805 967 13 17  
www.204d.com

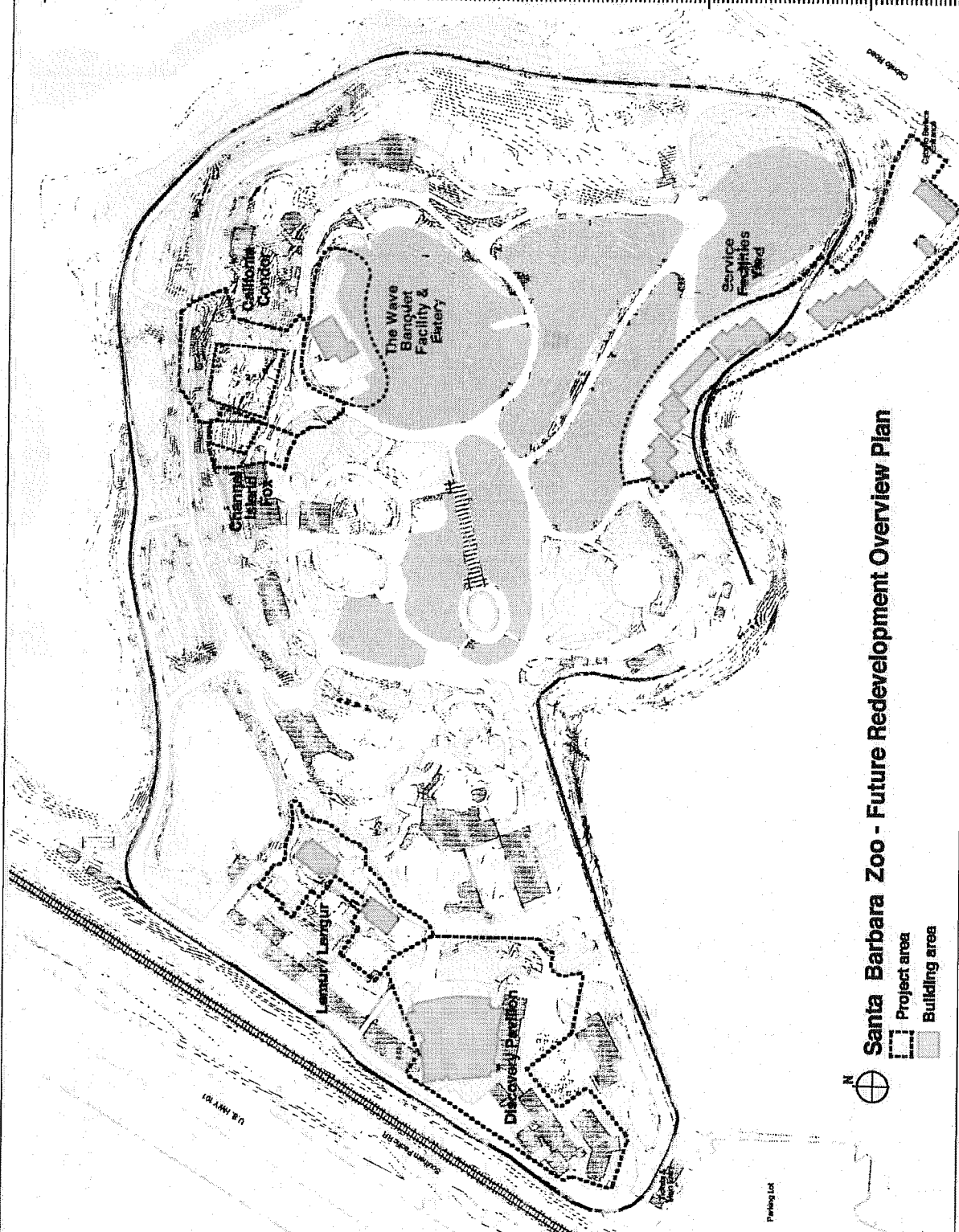


## Redevelopment Overview Plan

Santa Barbara Zoological Gardens  
5500 Ninos Drive  
Santa Barbara, CA 93103  
805.962.5339

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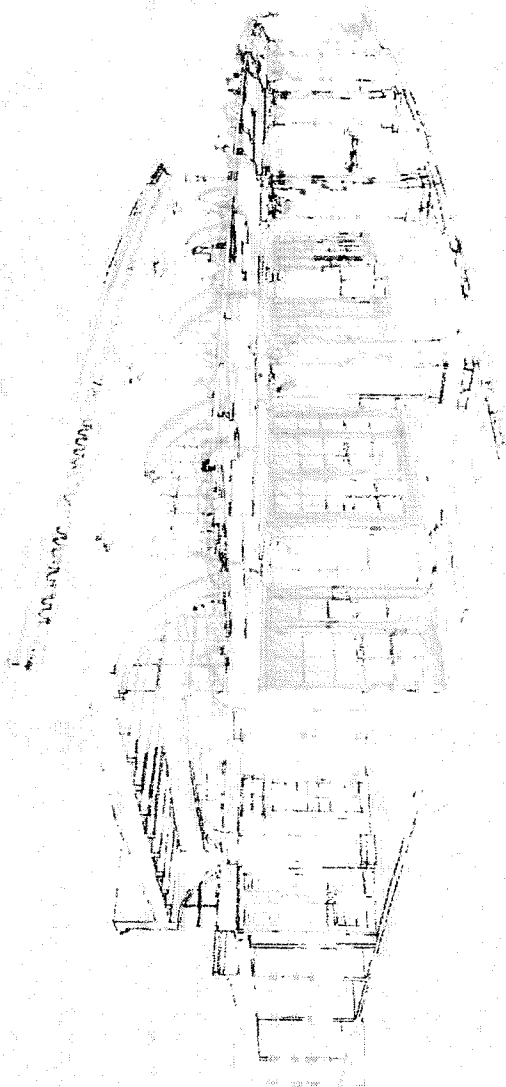


## Santa Barbara Zoo - Future Redevelopment Overview Plan

Project area	Building area
	



7 milímetros 1 ad

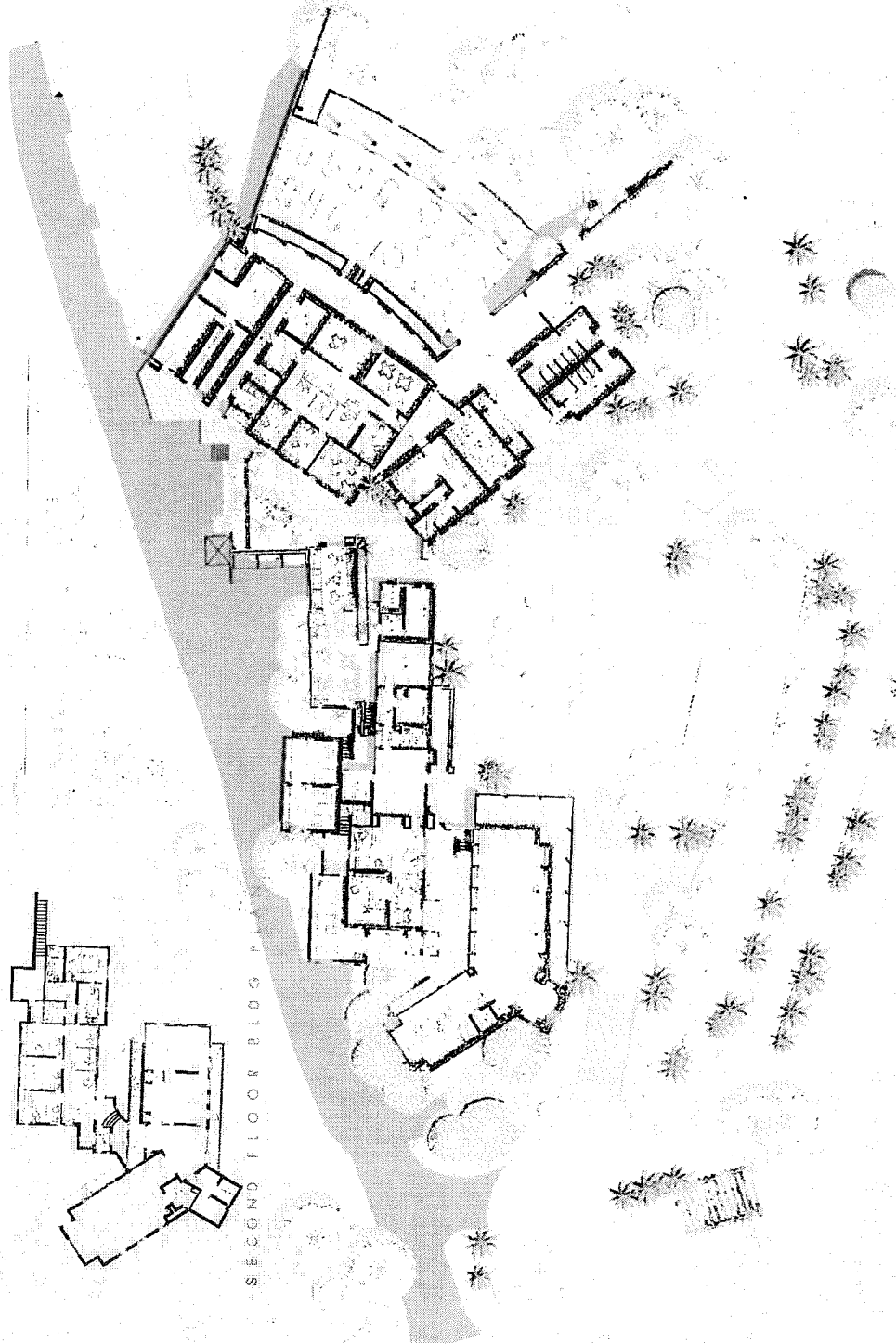


SECTION PERSPECTIVE

DISCOVERY PAVILION  
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Santa Barbara, CA  
1/1/94



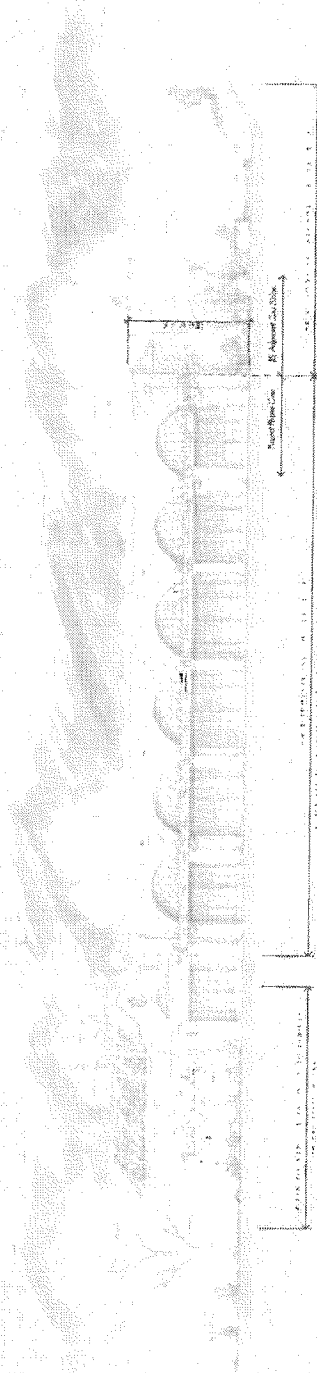




SECOND FLOOR BLDG PLAN

SITE AND FIRST FLOOR BUILDING PLAN



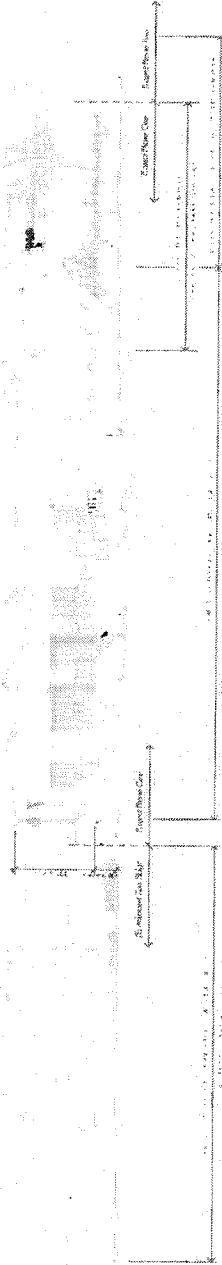


DISCOVERY PAVILION - SOUTH-EAST ELEVATION

SCALE: 1/8" = 1' - 0"



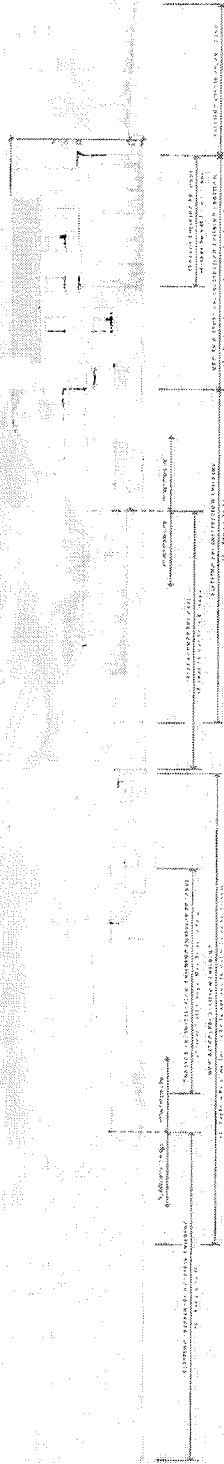
DISCOVERY PAVILION  
SOUTH-EAST ELEVATION  
SCALE: 1/8" = 1' - 0"



DISCOVERY PAVILION - NORTH-WEST ELEVATION  
SCALE: 1/8" = 1'-0"

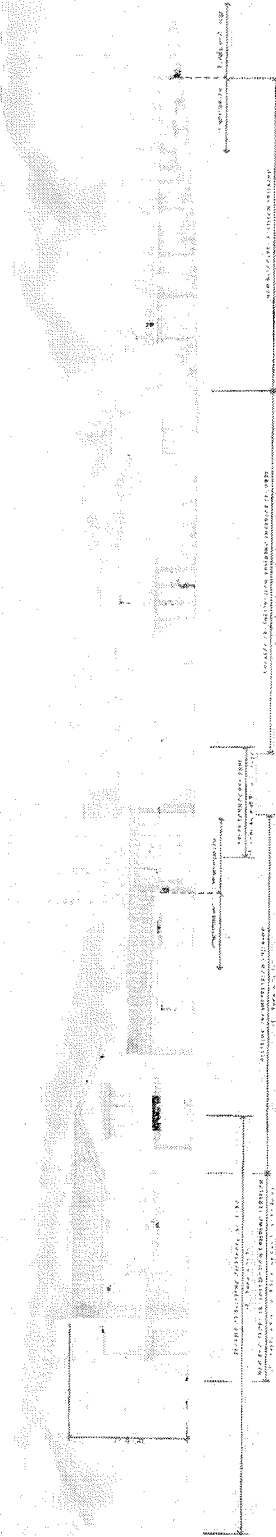
DISCOVERY PAVILION  
300 West 10th  
Santa Barbara, CA  
93101

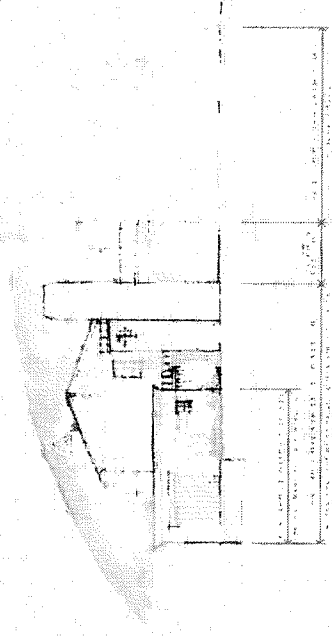




ADMINISTRATION BUILDING - NORTH ELEVATION

ADMINISTRATION BUILDING - SOUTH ELEVATION





ADMIN BUILDING - WEST ELEVATION

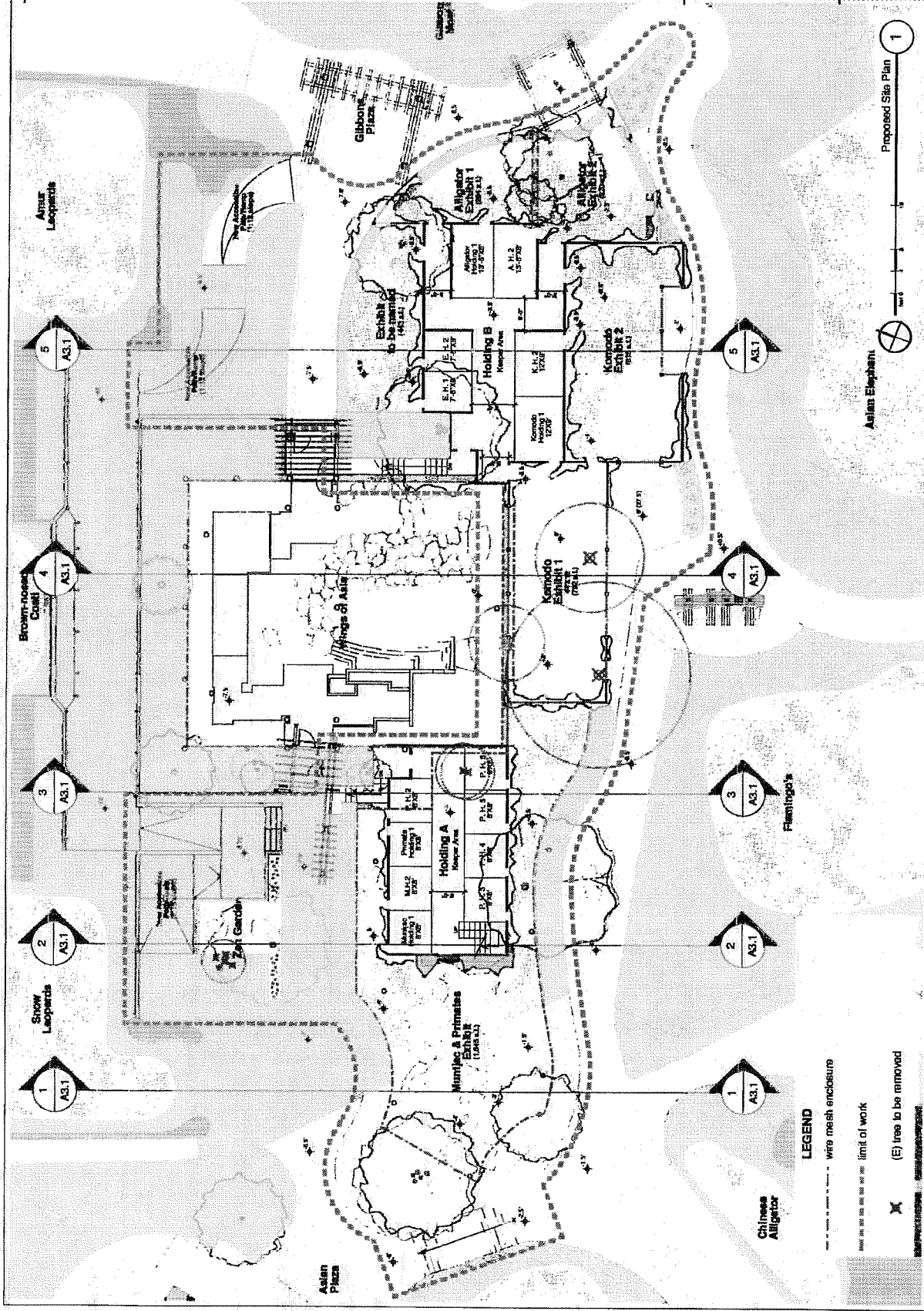
SCALE: 1/8" = 1' 0"

DISCOVERY PAVILION  
500 Niles Drive  
San Bruno, CA  
94061





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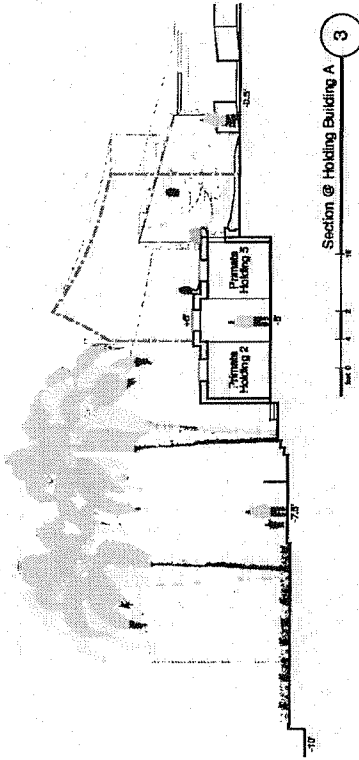
**Lemur / Langur  
Building  
Renovation**  
Santa Barbara Zoological Gardens  
900 Nipah Drive  
Santa Barbara, CA 93103  
805.967.5339

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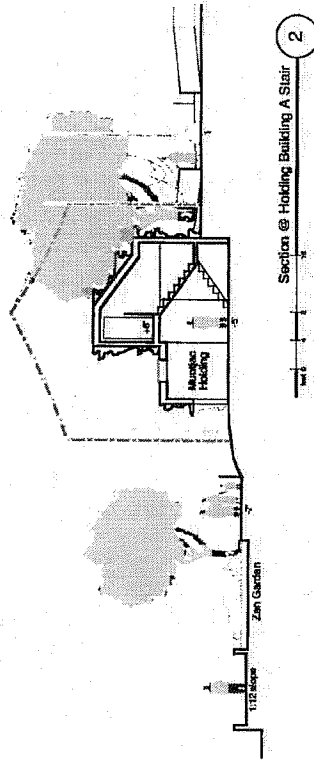
**Sections**  
Cross Sections

**A3.1**

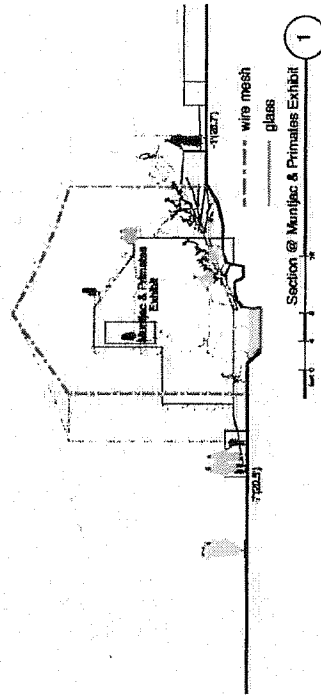
conceptual design 02/23/2008



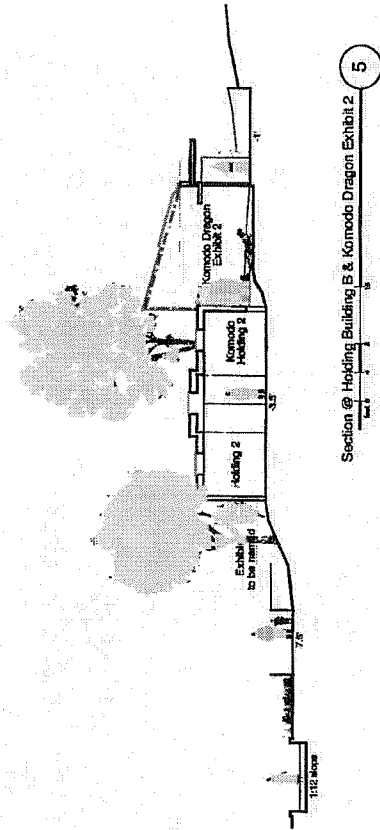
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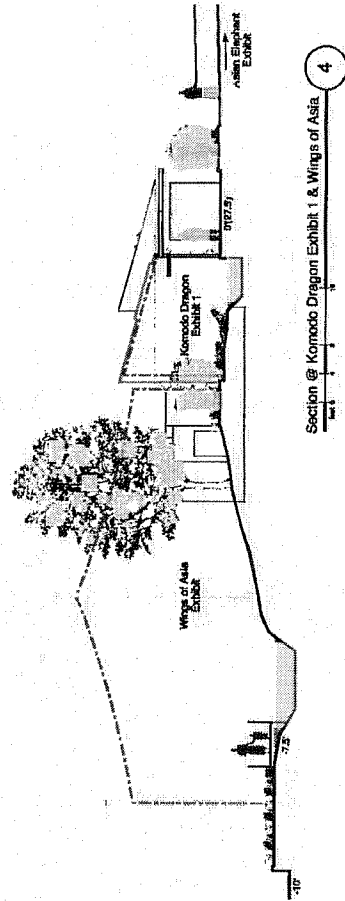
Section @ Holding Building A Stair 2



Section @ Manjlec & Primates Exhibit 1



Section @ Holding Building B & Komodo Dragon Exhibit 2 5



Section @ Komodo Dragon Exhibit 1 & Wings of Asia 4





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**Channel  
Island  
Foxes**

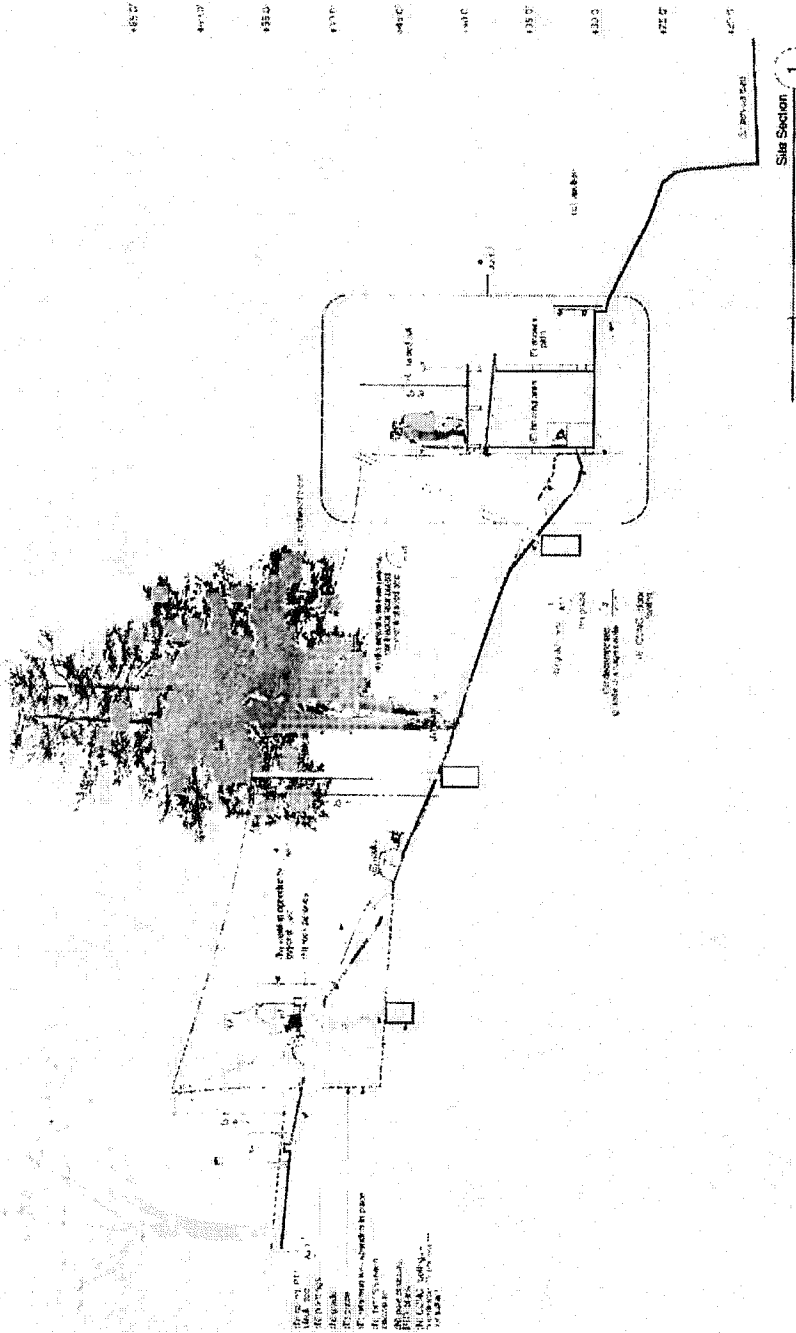
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**Site Section**

**A1.2**

PC: 01/01/01





**California  
Condor  
Exhibit**

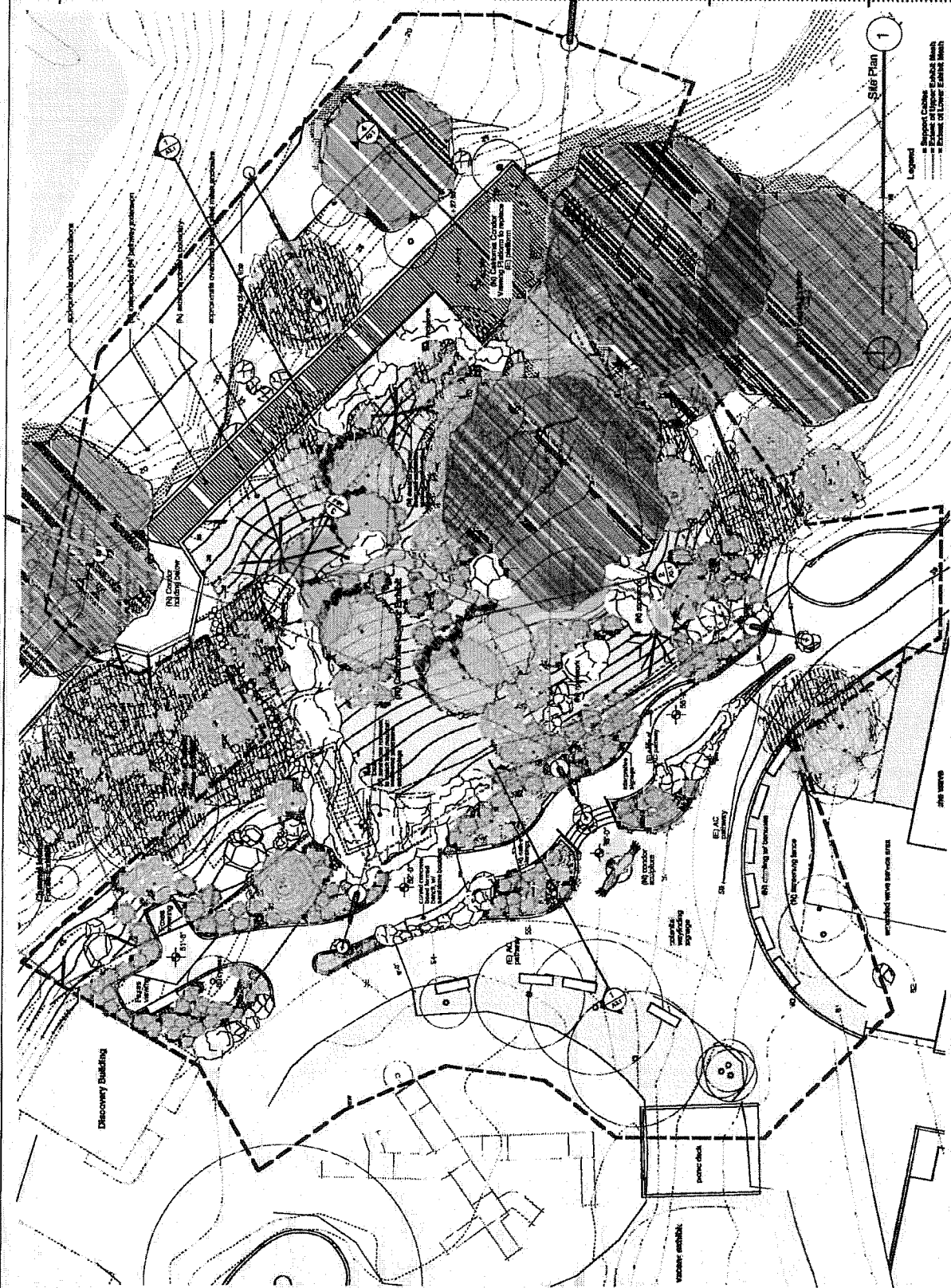
Santa Barbara Zoological Gardens  
5500 Nexus Drive  
Santa Barbara, CA 93103

**2008 Modified Asphalt**

## Site Plan

# ATI

02/14/2008



**Legend**

- Support Cables
- Extent of Upper Ecotone Matrix
- Extent of Lower Ecotone Matrix

Silver Plan

9



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Fax: 415.398.1118  
www.blackbird-arch.com  
info@blackbird-arch.com



# California Condor Exhibit

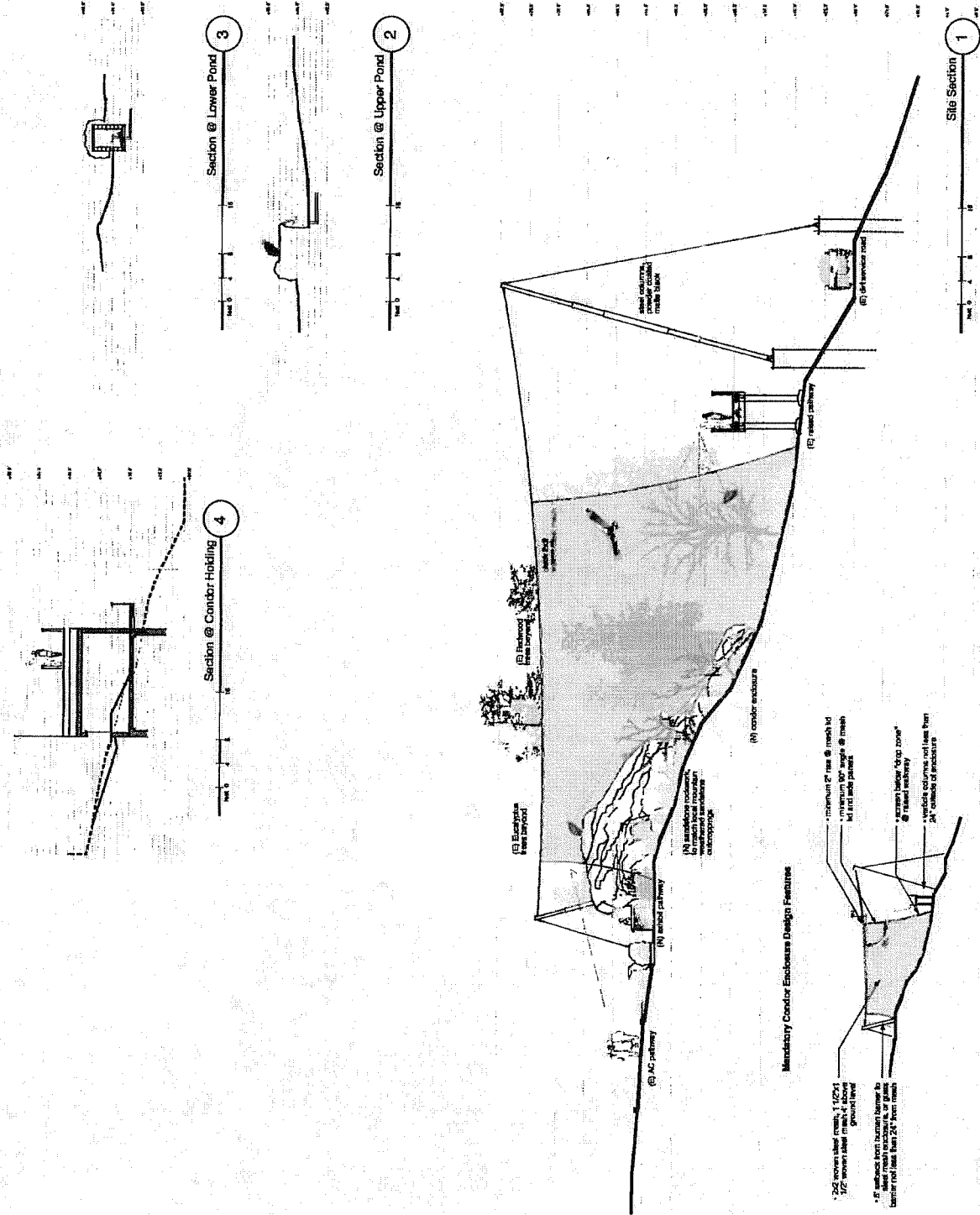
San Diego Zoological Gardens  
300 N. Main Drive  
San Diego, CA 92103

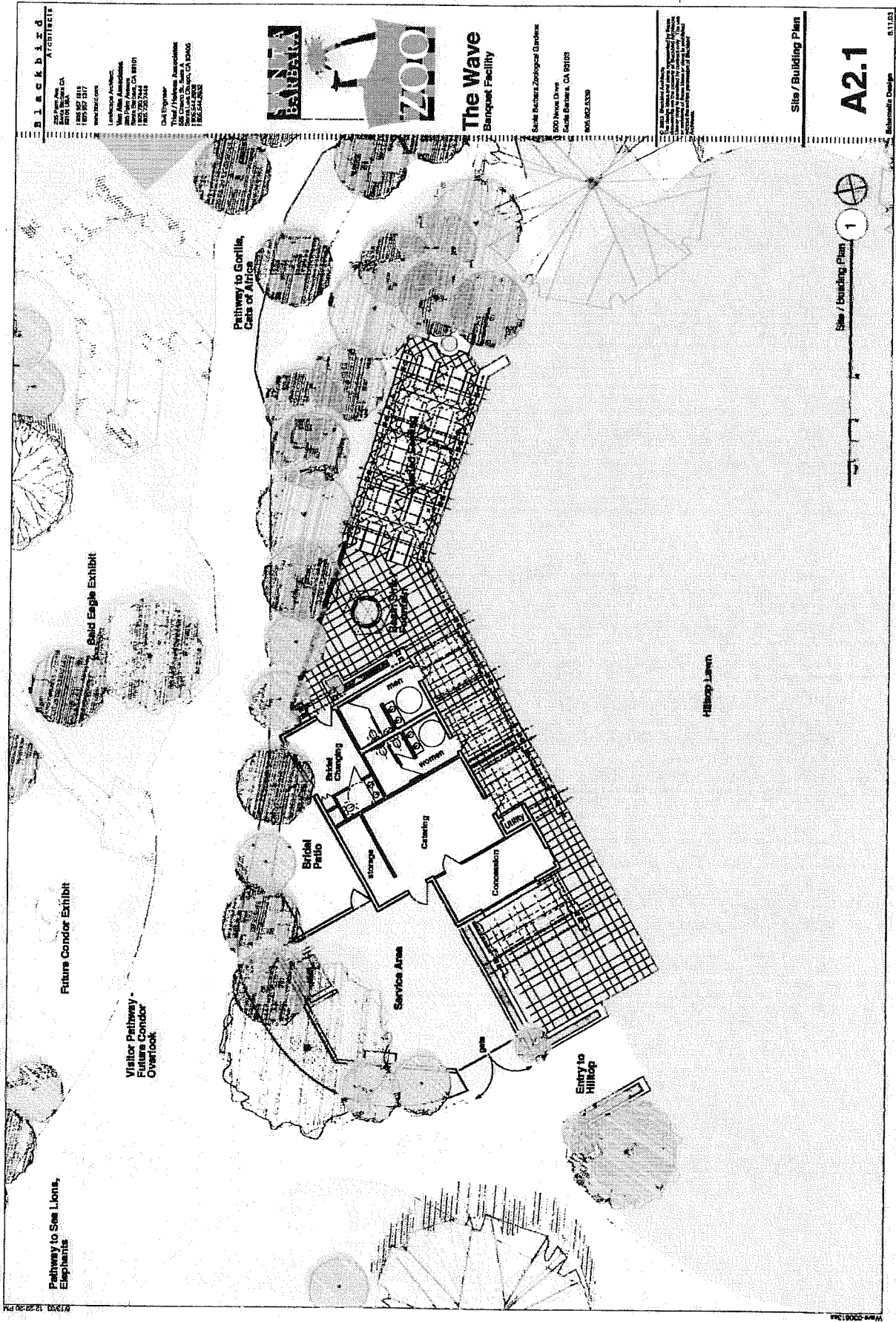
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Site Section

## A3.1

10-14-08

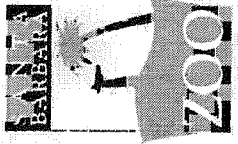




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**Civil Engineer**  
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**The Wave**  
Banquet Facility

**San Diego Zoological Gardens**  
600 Nimitz Drive  
San Diego, CA 92105  
619.592.1300

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Site / Building Plan

Site / Building Plan  
1

**A2.1**

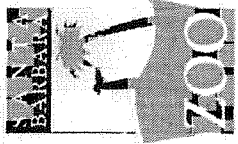
Blackbird Design 6.17.01

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1 (415) 730-2444  
1 (415) 730-2445

**Cost Engineer:**  
Tina / Hollman Associates  
10000 Wilshire Blvd. CA 94123  
1 (415) 730-2445



**The Wave**  
Banquet Facility

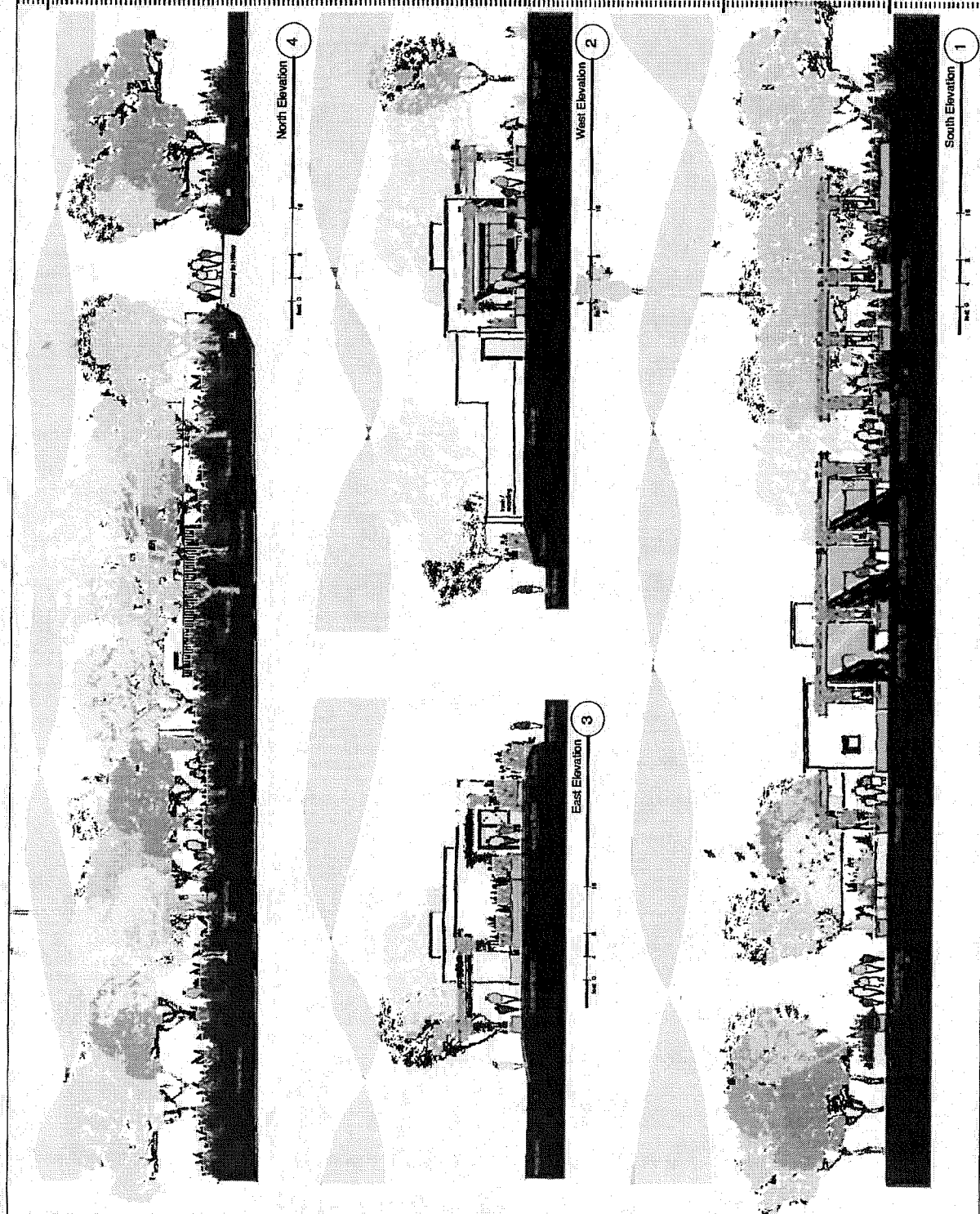
San Diego Zoological Gardens  
500 West Drive  
San Diego, CA 92103  
619-594-2709

This drawing is a conceptual rendering of the proposed design. It is not to be used for construction or other purposes without the written consent of the architect. The architect assumes no responsibility for the accuracy of the information provided in this drawing.

Elevations

**A3.1**

Architectural Design 8.11.03







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Berkeley, CA 94704  
415.863.1215  
www.blackbirdarchitect.com

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415.398.1215  
www.colburn-engineers.com

for review only - NOT FOR CONSTRUCTION



**Service  
Facilities  
yard**

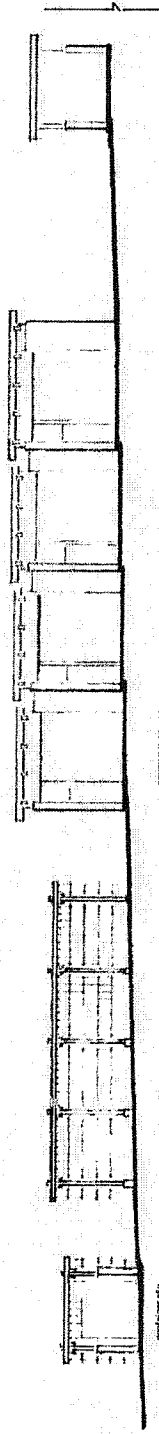
Santa Barbara Zoological Gardens  
800 West Drive  
Santa Barbara, CA 93103

Revision Set  
Date  
To: Santa Barbara Zoological Gardens  
From: Blackbird Architect  
Description: Service Facilities yard  
Scale: 1/8" = 1'-0"

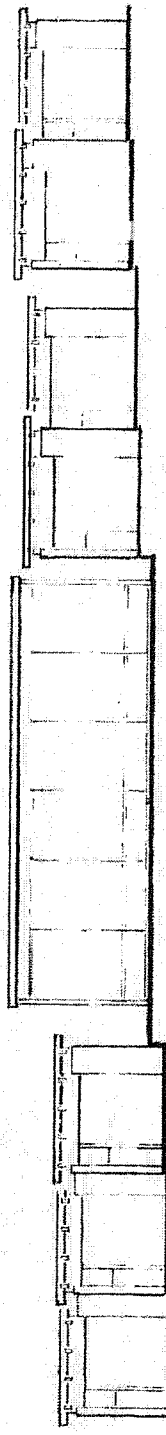
Elevations

**A3.1**

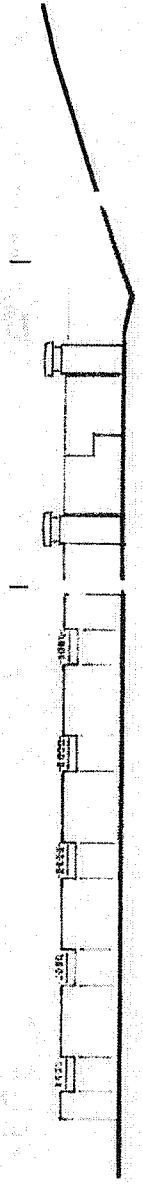
Schematic design 07/02/2003



Lower East Elevation 3



Upper East Elevation 2



Estate Wall and Gate at Cabrillo 1



March 14, 2006

July 13, 2005

Planning Staff  
City Planning Department  
630 Garden Street  
Santa Barbara, CA 93101

**Subject: Santa Barbara Zoological Gardens Master Plan**

The Santa Barbara Zoological Gardens opened to the public in 1963. Since that time, millions of visitors have experienced the Zoo's collection of wildlife ambassadors and have strolled through the beautiful gardens and landscape that dominate the Zoo grounds. The Santa Barbara Zoo is committed to maintaining the highest standards in animal care, grounds maintenance and guest experience. Because of this commitment, the Zoo has become a great Santa Barbara asset appreciated by residents and tourists alike.

The Zoo began the Master Plan process in 2000 when Rich Block, Zoo Director, presented a master plan letter outlining forthcoming projects at the Zoo including the following;

- Gibbon Holding Renovation (Completed in 2002)
- Cats of Africa (Completed in 2003)
- Elephant Yard Renovation (Completed in 2004)
- Discovery Pavilion
- Wave (Hilltop Facility)
- California Condors
- Asian Small Clawed Otters
- Service Yard Renovation

In addition to the projects completed above several other small renovation and emergency repair projects were completed as well;

- Train Tunnel
- Parking Lot Renovation
- Giraffe Wall Emergency Repair
- Meerkat Stairway & Exhibit Renovation
- North American Pathway Extension
- Wings of Asia
- Channel Island Fox Renovation (permit approved but waiting to construct w/ Condors)

Currently the Zoo is seeking approval of their Master Plan which includes the Discovery Pavilion, Wave, Channel Island Fox, Langur/Lemur, California Condors, the Service Yard

Renovation. Additionally, the Zoo is also seeking Development approval of the Discovery Pavilion, Wave, Channel Island Fox, Langur/Lemur and California Condors.

### *CURRENT CAMPUS*

The 23.6-acre site of the Santa Barbara Zoological Gardens is located at the southeast end of the City of Santa Barbara on Ninos Drive. The site is bounded on the east by the Andree Clark Bird Refuge, which is managed by the City of Santa Barbara, Department of Parks and Recreation. Cabrillo Boulevard and the Pacific Ocean form the southern border. The Southern Pacific Railroad tracks and U.S. Highway 101 flank the northern boundary of the Zoo.

Most of the Zoo site is a large knoll that rises to a point 60 feet above sea level. The lowest point of the site is adjacent to the railroad tracks next to the Andree Clark Bird Refuge. This area is approximately three feet above sea level. The existing parking lot of 326 spaces, which was upgraded as part of Coast Development Permit No. 90-CDA-14, is in a low area that was once swampy land bordering Sycamore Creek. This area was filled during the 1960's. The slope of the site is gradual from the parking area on Ninos Drive to the top of the hill. The slope is much more radical and steep on the eastern side where it falls away towards the Bird Refuge. The Zoo site contains approximately 31 structures with an estimated combined footprint of 27,569 sf of mainly one story buildings. There are six two-story structures. There are 69 animal exhibits, of which 41 are "open landscaped." Approximately 30% of the site is used for animal exhibits and public viewing areas. Another 30% is for visitors services and park maintenance areas. A full 20% of the site is in gardens, lawns, and picnic areas. The remaining 20% of the Zoo site is undeveloped. The presence of Native American archaeological sites makes future development in these areas questionable.

The Zoo campus can be broken down into three uses; animal spaces including exhibit and off exhibit holding areas, visitor services areas and staff facilities both administrative and facilities based.

### **Animal Spaces**

The Zoo has moved to a has moved to a zoogeographic arrangement of its animal spaces, meaning that the animal collection has been laid out along geographic zones;

*Asia* - Asian Cats, Langurs, Asian Elephants, Gibbons, Small Clawed Otters, Red Panda, Wings of Asia, and Aquarium Complex.

*African Savanna* - Giraffes, Meerkats, Lions and various birds

*African Forest* - Gorillas and various species of Lemurs

*Tropical America* – Fruit bats, Coati, Squirrel Monkey, Geoffrey's Cat, Two-toed Sloth, Macaws, Flamingos, Toucans, American Alligators, Iguanas, Alligator Snapping Turtles

*North America* – Sea Lion, Channel Island Fox, Bald Eagle, Desert Tortoise, Kingsnakes

### **Visitor Services**

The Zoo receives 425,000 to 450,000 visitors through its gates every year and the opportunities presented to Zoo guests are numerous. Visitors can stroll the Zoo grounds and gardens and observe hundreds of animal species. Perhaps the most popular visitor amenity at the Zoo is the Zoo train which allows visitors to see back of house functions exhibits and other areas of the Zoo not accessible from the pathways. The Zoo also has restaurant and various snack carts throughout the campus to serve customer. In addition to walking or riding around the Zoo grounds, the Zoo offers a wide variety of educational classes and tours for school children, lectures for adults, research opportunities and Zoo Camp for kids in the summer. The Zoo also hosts weddings, corporate events, balls and Old Spanish Days events.

### **Staff Spaces**

With a staff ranging from 50 – 70 daily depending on season, the campus has quite a supporting staff. All of the Zoo administrative and maintenance functions are located on site from accounting to keeper areas, from welding to a veterinary hospital.

The following is a summary of the existing structures and permit history at the Zoo:

	Occupied SF	Exhibit SF	Permit Date
Entry Kiosk	150		1991
Ticket Bldg.	425		1992
Gift Shop & Office	3351		1992
Administration & Apt.	2374		1996
Restaurant	1934		1992
Employee Lounge/Restrooms	1855		1994
Kitchen / Feed Storage		690	1996
Animal Quarantine		1840	1955
Veterinary Bldg.	2562		1997
Elephant Barn		840	2004
Carousel	250		
Discovery Barn	715		1991
Discovery Center		900	1964
Restrooms	910		1983
Event storage (Service Yard)	200		
Giraffe Barn		2820	1986
Ape House		2210	1994
Train Station	700		1983
Nocturnal Hall		3470	1978
Cat Dens		2210	1973 (2)
Cats of Africa		1185	2002
Storage Bldg. (Service Yard)	270		
Service Bldg. (Service Yard)	455		
Equipment Bldg. (Service Yard)	480		
Anteater House		465	
Service Bldg. (Service Yard)	170		
Reptile Holding		600	
Gibbon Holding		550	2001
Entry Pedestrian Bridge	N/A		1992
Wings of Asia		N/A	2004
Train Barn & Welding Area	450		1992
Education Trailers (2)	900		
NAPE	N/A		2002
Meerkat Stairway	N/A		2001
Giraffe Wall		N/A	2003
Hilltop Service Bldg.	610		
Sea Lion/Aquarium		3500	1968
Entry Gate Renovation	N/A		2004
<b>Total</b>	<b>18,761</b>	<b>21,280</b>	

**Note:**

1. Exhibit space is approximate square footage from aerial survey and does not include all small animal areas.
2. Listed as existing or As Built on Pachyderm House in 1973.

## *PROPOSED PROJECTS*

### **California Condor**

The Santa Barbara Zoological Gardens along with the California Condor Recovery Program is seeking to construct a new California Condor exhibit and holding area. Located on the site of the original Bald Eagle exhibit between the existing Channel Island Foxes and Bald Eagle Exhibit, the California Condor exhibit conforms to the existing terrain. The new exhibit and enclosure will consist of woven steel mesh and columns with rock and water features. The existing unused eagle holding area will be used as the condor holding and a similar isolation holding area will be constructed nearby.

The mesh containment enclosure will be of the same type of material and construction as that which was used at the recently constructed Cats of Africa exhibit. The mesh will be 4x4 woven black stainless steel mesh. The mesh enclosure will be supported from below by steel columns painted black which are set into the hillside.

The new rockwork will resemble the rockwork recently completed at the Asian Elephant exhibit. The finish will reflect sandstone boulders found both locally and in the Condor habitat.

Visitor viewing will take advantage of some of the new rock formations used as concealed observation areas and the existing North American Pathway below the exhibit area.

As the exhibit will utilize the existing terrain, the site grading will be minimal with less than 50 cy cut and 50 cy fill. The exhibit will utilize the existing holding area located underneath the northern observation deck on the North American Pathway and an additional holding area similar in design to the existing one will be built under the observation deck on the southern portion of the North American Pathway. Only two trees will be removed, an 8" redwood and 10" cedar. A total of 12 new trees will be planted in the exhibit including, Coastal Live Oaks, Coastal Redwoods, Santa Cruz Ironwood and Western Redbud.

As the exhibit is set into the hillside and the enclosure uses a black mesh that fades into the background, the exhibit will be non-descript and blend into the surrounding foliage. Please see our attached photos of the project area and a similar mesh enclosure at the Cats of Africa.

All utilities are currently located on site.

All night lighting will be for emergency/security purposes only, consistent w/ all other existing Zoo exhibits.

There will be no noise impact.

Following Extended Phase I Cultural Resources Report was prepared by SAIC in July for the approved Channel Island Fox exhibit renovation and the North American Pathway Extension, the following are the recommendations:

*A Native American observer and City-approved archaeologist should be retained to monitor all ground disturbing activities associated with the construction of the North American Boardwalk Extension.*

*Prior to the start of any ground disturbance, contractors and construction personnel should be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. In the unlikely event that potentially intact and significant cultural resources are discovered during excavation, the City Environmental Analyst should be notified and activity in the location of the discovery should be temporarily suspended until a City-approved archaeologist can evaluate the potential significance of the find, pursuant to City MEA for Cultural Resources criteria. If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission should also be contacted. Work in the area should only proceed after authorization is granted by the Environmental Analyst.*

#### **Langur/Lemur Renovation**

The Zoo proposes to renovate the existing Langur/Lemur complex as required by the USDA. The renovation will demolish the existing animal holding and exhibit spaces and replace them w/ two new holding buildings. These holding areas will be screened by artificial rockwork and landscaping which will also mimic a naturalistic setting in the exhibit area. The existing animals and their post project dispositions are as follows

##### **Animals that will continue to be a part of the area**

- Langur Monkeys (or some similar sized Asian primate)
- Muntjac
- Red Panda

##### **Animals that will be relocated to other existing Zoo exhibits**

- American Alligator
- Desert Tortoise
- Freshwater Turtles

##### **Animals that will be leaving the zoo (perhaps returning in the future)**

- Ring-Tailed Lemurs
- Black and White Ruffed Lemur
- Rhinoceros Hornbills

##### **Animals that will be new to the zoo**

- Komodo Dragon
- Small Asian stork species

**Animals moving to the area from another part of the zoo**  
**-Chinese alligator**

Existing non-accessible pathways in the project vicinity will be replaced to provide an accessible route around the northern side of the exhibits. This pathway will be connected w/ the existing accessible pathway constructed as part of the Asian Elephant Renovation.

• Holding building A	812 sf
• Holding building B	1,083 sf
• Muntjac & Primate Exhibit	1,645 sf
• Komodo Dragon Exhibit	1,608 sf
• Chinese Alligator Exhibit	645 sf
• Undesignated Exhibit	443 sf

The outdoor enclosures in some cases will be composed of a woven stainless steel mesh, measuring 2" X 2" on the sides of the exhibit. In other portions of the exhibits, the barriers will be laminate glass plates. Both of these materials were used in the 2001 Cats of Africa exhibit, a 1999 renovation of the existing lion exhibit and has also been used in the Channel Island fox exhibit. The mesh and plate glass will completely enclose the exhibit spaces, ensuring that the animals can be safely contained and accidental entry by visitors, staff and other animals can be eliminated. In addition, rails and other plant material will be employed to keep visitors and staff from reaching the primary barriers. The new mesh and glass barriers will be replacing existing mesh and glass enclosures and will not pose any sight impacts.

The project footprint lies completely within previously developed area and cannot be seen from outside the Zoo grounds. All utilities for the exhibit are already located underground on site. Grading for the Langur/Lemur renovation will include the following:

Cut: 151 cy  
Fill: less than 50 cy

All storm water will be directed via area drains to the existing Gibbon moat and will tie in with improvements made by the Asian Elephant and Gibbon projects. This storm water is used to replenish the Gibbon Moat levels.

As with all other mammal exhibits at the Zoo, the keepers will daily pick up the fecal waste from the animals both in the exhibit and holding spaces. The interior holding spaces are hosed down (drains to sewer) and cleaned daily. The interior spaces will be connected to the existing sewer system.

All night lighting will be for emergency/security purposes only, consistent w/ all other existing Zoo exhibits.

There will be no noise impact.

An Extended Phase I Cultural Resources Report was prepared by SAIC in July 2005. The following are the recommendations:

*Prior to the start of any ground disturbance, contractors and construction personnel should be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. In the unlikely event that potentially intact and significant cultural resources are discovered during excavation, the City Environmental Analyst should be notified and activity in the location of the discovery should be temporarily suspended until a City approved archaeologist can evaluate the potential significance of the find, pursuant to City MEA for Cultural Resources criteria. If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission should also be contacted. Work in the area should proceed after authorization is granted by the Environmental Analyst.*

Lighting for the exhibit will be limited to low level pathway lighting and limited emergency security lighting as used throughout the Zoo.

Trees slated for removal are ornamental and will be replaced w/ species appropriate to the exhibit theme but will not be invasive. The tree and plant pallet will be as used in the recently approved and constructed Asian Elephant and Wings of Asia exhibits.

### **Discovery Pavilion**

This Zoo facility will create a place for conservation, education and the exploration of science in two flexible classroom spaces. Phase I is designed to accommodate 18-20 staff members including education, collections and animal food preparation and allows them to be consolidated with the Zoo's administrative staff. Many of these staff and facilities are currently located in temporary trailers on site. These trailers will be removed upon completion of the project.

Proposed construction consists of two separate phases of renovation and addition to existing one and two story slab-on grade, wood framed administration and staff lounge buildings.

The first phase will require the removal of two single story keeper offices and two animal holding cages totaling 3,038 sq. ft. of demolition. The existing single story 1,880 sq. ft. Staff Lounge building will be renovated; improving upon existing public restroom facilities, reconfiguring staff locker rooms, offices and lobby areas. The staff lounge facilities will be relocated to an existing 275 sq. ft. feed storage enclosure with 100 sq. ft. of added construction and reconfiguration of the adjacent outdoor patio spaces. New staff restrooms are to be built within a 116 sq. ft. addition to the adjacent Administration Building.



A new 7,344 sq. ft. single story addition will accommodate two new multi-purpose classrooms of 60 students each, exhibit rooms, animal food kitchen with feed storage (both dry and refrigerated), and new education staff administrative office space.

Site work will include an expanded loading dock area with accessible ramp. Grading and existing area drains are to be revised or added as required to accommodate the new building configuration. At this time, the Zoo will be addressing the City required drainage improvements (Planning Commission Staff Report, November 10, 2000) located in the western watershed of the Zoo.

The Phase II renovation of existing spaces will create additional offices for professional staff in marketing and development. The Phase II of the Discovery Pavilion will include renovation of the 5753 sq. ft. two story Administration and Retail building with 1,008 sq. ft. of new office construction. Also included will be the addition of an exterior second story building linkage and accessible elevator. The existing 465 sq. ft. kitchen will become storage space. The existing freezer will be enclosed and become 346 sq. ft. of storage space.

Phase II of the Discovery Pavilion project would not be scheduled to commence along with Phase I. Funding efforts are under way and construction would begin within five years.

No new parking is proposed. Please see the attached Traffic & Parking Study prepared by ATE.

#### **New Events Assumed for the Discovery Pavilion**

<b>Use</b>	<b>Occupants</b>	<b>Event Times</b>
Children's Classes <sup>a</sup>	800 students/month 20 classes/month 40 students/class 1 teacher/class	March-June Mon-Fri. 9:00 A.M.-1:00 P.M.
Children's Workshop <sup>a</sup>	60 students/month 12 workshops/month 5 students/class 1 teacher/class	3 times per week Tue.-Sat. 9:00 A.M.-1:00 P.M. & 1:00 P.M.-4:00 P.M.
Lectures	100 guests/lecture (5/year)	Mon.-Fri. 7:00 P.M.-9:00 P.M.
Adult Education	25 students/class (5/year)	Mon.-Fri. 7:00 P.M.-9:00 P.M.
Private Events <sup>b</sup>	100 guests/event (10/year)	Mon.-Fri. 6:15 P.M.-11:00 P.M. Sat.-Sun. 4:15 P.M.-10:00 P.M.

<sup>a</sup> Currently housed in temporary trailers on-site.

<sup>b</sup> Private events include birthday parties, wedding receptions and corporate events.

### Existing Events to be Relocated to the Discovery Pavilion

Use	Existing Location	Occupants	Event Times
Zoo functions	Outside	100 guests (2/year) <sup>a</sup>	Mon.-Fri. 6:00 P.M.-10 P.M.

<sup>a</sup> Maximum number of guests for the 100-seat multi-purpose area.

### Existing Employees to be Relocated to the Discovery Pavilion

Use	Existing Location	Occupants	Shift Times
Keepers	Utility building (to be removed)	17 keepers (12 at a time)	8:00 A.M.-5:00 P.M. or 7:00 A.M.-6:00 P.M.
Assistant Curator	Vet. Building	1 employee	Mon.-Fri. 8:00 A.M.-5:00 P.M.
General Curator	Vet. Building	1 employee	Sat.-Tue. 8:00 A.M.-5:00 P.M.
Kitchen	Animal Kitchen	1 employee	Mon.-Sun. 8:00 A.M.-5:00 P.M.
Docent Lounge	Temporary Trailer (to be removed)	n/a	n/a
Education	Temporary Trailer (to be removed)	5 full-time staff <sup>a</sup>	Tues.-Sat. 8:00 A.M.-5:00 P.M. Mon.-Fri. 8:00 A.M.-5:00 P.M.
		5 part-time staff <sup>a</sup>	Mon., Wed. & Sat. Varying shifts

<sup>a</sup> This analysis assumes that the Educational staff are new employees under the Master Plan.

Utility connections are currently available on site.

Proposed estimated site work numbers are; 230 cy +/- cut, & 280 cy +/- fill. Estimated over excavation and recompaction numbers are; 1660 cy +/- cut, & 1660 cy +/- fill.

Of the trees to be removed for the proposed project, if the tree's health upon removal allows the following trees will be relocated by the Zoo. Please see the SAIC Biological Resource Assessment for further detail. Here is a breakdown of trees to be removed or relocated:

Type	Size	Qty.	Action
Pine	10"	3	Remove
Olive	5"	2	Relocate
Olive	8"	1	Relocate
Queen Palm	10"	3	Relocate
Mexican Fan Palm	18"	1	Remove
Mexican Fan Palm	16"	1	Relocate
Guadalupe Palm	12"	1	Relocate
Guadalupe Palm	12"	1	Remove
Jacaranda	12"	1	Trim Only
Pygmy Date Palm	8"	8	Relocate

We anticipate that construction and operation of the *Discovery Pavilion* will have no impact on existing archaeological sites at the Zoo. An archaeological assessment of the site was conducted by SAIC (Santa Barbara) in April 2001. The findings read, "No other prehistoric or historic cultural material was identified from any of the tested deposits. No additional archaeological investigations, therefore, are recommended prior to or during construction activities." Further recommendations state,

*Prior to the start of any ground disturbance, contractors and construction personnel should be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. In the unlikely event that potentially intact and significant cultural resources are discovered during excavation, the City Environmental Analyst should be notified and activity in the location of the discovery should be temporarily suspended until a City approved archaeologist can evaluate the potential significance of the find, pursuant to City MEA for Cultural Resources criteria. If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission should also be contacted. Work in the area should proceed after authorization is granted by the Environmental Analyst.*

Attached with this application is a letter from PHR Environmental Consultants, Inc. dated May 8<sup>th</sup>, 2001. This letter chronicles the history of the Child Estate in relation to the activities of the homeless camp. Specifically, one of the existing structures to be demolished is the Animal Infirmary. Historically, this was called the Utility Building built in 1955 (making the structure less than 50 years old). The building included showers and toilets, used by the homeless camp. In 1983, the Utility Building underwent extensive renovations to such an extent that all that remains today from the original building is a shower floor.

### Wave

Currently atop the Zoo's hilltop, there exists a guest service area comprised of an approximately 610 s.f. building used for a bridal changing area and catering storage. Outside of the building there exists approx. 2,600 s.f. of paved area comprised of a trellised eating area, three BBQ pits, a caterer's sink, preparation tables and a loading dock.

The Guest Services area for years has served the community hosting weddings, school dances, Zoofari Balls, Old Spanish days, and school groups. While it has been a functional facility, it has reached its obsolescence. The area lacks interior food preparation areas for caterers, no public restrooms for guests or school groups and the bridal changing room lacks the simplest of amenities.

The Zoo would propose to demolish the existing approximately 610 s.f. guest service building and trellis courtyard which are described above. The new structure, called the Wave, will house a concessions facility, catering room, men & women's restrooms, storage, and a bridal changing room with a total of 1,450 s.f.

- Concessions Area – 260 s.f.
- Catering Area – 450 s.f.
- Bridal/Green Room – 240 s.f.
- Men's & Women's Restroom – 350 s.f.
- Storage – 120 s.f.

Replacing the dilapidated existing arbor will be traditional arbors that cover the outdoor seating and concession area. Also, the service area will be screened from the North in anticipation of the needs of the prospective new California Condor exhibit. Sorely need utility service upgrades to the hilltop will assist yearly events and provide a safer visitor experience. All utility upgrade work will be limited to areas where the existing utility lines run through existing exhibits or under current pathways exist resulting in no new ground disturbance.

In October 2002, the Zoological requested conceptual qualification for Community Priority designation for the proposed Wave.

As the proposed project lies in an area that is potentially archeologically sensitive, the project footprint will not go beyond the footprint of the existing hilltop building and patios. In order to limit the amount of ground disturbance and per direction of SAIC the City qualified archaeologist, the foundation of the building will be placed on caissons and grade beams, with the total amount of cut being 0 cubic yards and fill being 98 cubic yards.

The landscape for the project will include a Demonstration Garden that will exhibit species of plants that are found in the diets of various Zoo animals. The plan also keeps significant existing trees such as a Coast Redwood, Rubber Tree and Banana Trees. The new arbor will be planted with climbing vines. All of the proposed species are non invasive.

An Extended Phase I Cultural Resources Investigation was completed in February of 2002 by SAIC. The report lists five recommendations for the Wave project:

1. *A City qualified archaeologist shall conduct a Phase 3 Data Recovery Artifact Analysis of all cultural material recovered during the Extended Phase 1 excavations for the proposed Wave project. This should include analyses of bone and shell to determine the range of species and habitats represented in the collection. The analyses shall be presented within the context of a research design that would relate the data to broader regional research questions about prehistoric occupants within South Coastal Santa Barbara County.*
2. *Project plans should be designed to limit all construction related ground disturbance to the maximum extent feasible.*
3. *A City qualified archaeologist and City qualified Chumash observer should be retained to monitor all ground disturbing activities. If intact cultural materials are identified, construction should be temporarily suspended until the extent of the find is determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst.*
4. *A City qualified archaeologist should be retained to conduct Extended Phase 1 test excavations to determine the presence and integrity of potential prehistoric deposits for any project component that involves ground disturbance located outside the existing barbecue facility. If a cultural resource is encountered during testing, it should be documented and its potential significance evaluated prior to any construction activities. Resources considered significant should be avoided or subject to a Phase 3 data recovery program consistent with Santa Barbara City MEA guidelines. A City qualified Chumash observer should monitor all archaeological excavations.*
5. *Prior to the start of any ground disturbance, contractors and construction personnel should be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. In the unlikely event that potentially intact and significant cultural resources are discovered during excavation, the City Environmental Analyst should be notified and activity in the location of the discovery should be temporarily suspended until a City approved archaeologist can evaluate the potential significance of the find, pursuant to remains, the Santa Barbara County Coroner and the California Native American Heritage Commission should also be contacted. Work in the area should only proceed after authorization is granted by the Environmental Analyst.*

### Existing Events Using the Wave Building Facilities

Use	Size	Event Times
Weddings	40-220 guests (30-35 per year) <sup>a</sup>	Weekend afternoons and/or evenings
Private events	20-600 guests (25-30 per year) <sup>a</sup>	Weekend afternoons and/or evenings
Zoofari Ball	450 guests (once per year)	Weekday/weekend evening

<sup>a</sup> Based on historical event data for the past three years.

Tree removal associated with the Wave would be limited to one fan palm, one pittosporum, two small fig trees, one bird of paradise and four toyon trees. Please see the SAIC Biological Resource Assessment for further detail.

All night lighting will be for emergency/security purposes only, consistent w/ all other existing Zoo exhibits.

There will be no noise impact.

### Service Yard

The Zoo is seeking to consolidate and better organize Zoo service facilities, maintenance, and public program storage at the existing service yard. The proposed project includes the removal of several temporary storage containers from various locations on the Zoo site. The construction of new units, relocation of the existing wood and metal shops, relocation of existing office space, a new employee restroom, relocation of the train barn from the northern part of the campus to the service yard, landscape and exhibit materials storage areas and a new estate wall along portions of the Zoo's Cabrillo Blvd. frontage.

Grading for the Service Yard would be minimal with less than 50 cy cut and less than 50 cy fill.

In January 2002 SAIC prepared an Extended Phase I Cultural Resources Assessment with the following recommendations;

1. *A City qualified archaeologist and City qualified Chumash observer should be retained to monitor ground disturbing activities that exceed five feet deep. If intact cultural materials are identified, construction should be temporarily suspended until the extent of the find is*

- determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst.*
- 2. A City qualified archaeologist and City qualified Chumash observer should be retained to monitor all ground disturbing activities associated with public bathroom construction, pathway improvements and sewer line construction.. If intact cultural materials are identified, construction should be temporarily suspended until the extent of the find is determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst.*
  - 3. Prior to the start of any ground disturbance, contractors and construction personnel should be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. In the unlikely event that potentially intact and significant cultural resources are discovered during excavation, the City Environmental Analyst should be notified and activity in the location of the discovery should be temporarily suspended until a City approved archaeologist can evaluate the potential significance of the find, pursuant to remains, the Santa Barbara County Coroner and the California Native American Heritage Commission should also be contacted. Work in the area should only proceed after authorization is granted by the Environmental Analyst.*

Five trees will be removed during construction, all trees are non-native ornamentals; three acacia, one pittosporum and one silk oak. Please see the the Biological Resource Assessment prepared by SAIC for further detail.

There will be no change to parking as there are no new uses or additional employees being added for this project.

As discussed in the Drainage Study and Pollution Prevention report, the project will add bio swales, reconstruct concrete swales and tie in to the existing bio basin along Cabrillo Blvd.

All night lighting will be for emergency/security purposes only, consistent w/ all other existing Zoo exhibits.

There will be no noise impact.

### **Channel Island Fox**

When the Channel Island Fox exhibit first opened in 1999, we were the "pioneers" in this endeavor. As the first zoo in the country to receive these amazing animals, we had very little information about maintaining them in captivity. Even with the best advice from field biologists working on the Channel Islands, the foxes out-smarted all of us. It was discovered that these foxes could climb trees just like cats. They were able to climb up and over their exhibit fences. While the holding area has proven more than adequate, the outdoor enclosure requires complete renovation in order to make it suitable for the Zoo's long-term

commitment to fox conservation. The two pair of foxes must be kept separated from one another, as they are highly aggressive and territorial.

To solve these problems, we are proposing to create two separate exterior exhibit spaces divided by a buffer zone enabling us to have both pair of animals on exhibit simultaneously. The proposed exhibit spaces will be 880 sq. ft. and 1170 sq. ft. respectively. We will also be upgrading the mesh enclosure to a finely woven 1"x1" steel mesh. We would also like to use this renovation opportunity to enhance the visitor viewing areas by reshaping the pathway above the exhibit.

- Holding Area – 171 s.f.
- Exterior Exhibit Space #1 – 761 s.f.
- Exterior Exhibit Space #2 – 711 s.f.

Cut: 2 cy  
Fill: 4 cy

We have learned a lot about the foxes in almost two years of experience and all of this knowledge has been applied to the new design. The three objectives of the renovated exhibit are to: 1) provide optimal containment for the foxes (eliminate escapes!); 2) build a facility that addresses long-term captive management needs (babies!); and 3) create improved viewing opportunities for zoo visitors.

As the exhibit is set into the hillside and the enclosure uses a black mesh that fades into the background, the exhibit will be non-descript and blend into the surrounding foliage. Please see our attached photos of the project area and a similar mesh enclosure at the Cats of Africa.

All utilities are currently located on site.

Following Extended Phase I Cultural Resources Report was prepared by SAIC in July for the approved Channel Island Fox exhibit renovation and the North American Pathway Extension, the following are the recommendations:

*A Native American observer and City-approved archaeologist should be retained to monitor all ground disturbing activities associated with the construction of the North American Boardwalk Extension.*

*Prior to the start of any ground disturbance, contractors and construction personnel should be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. In the unlikely event that potentially intact and significant cultural resources are discovered during excavation, the City Environmental Analyst should be notified and activity in the location of the discovery should be temporarily suspended until a City-approved archaeologist can evaluate the potential significance of the find, pursuant to City MEA for Cultural Resources criteria. If the discovery consists of potentially human remains, the Santa Barbara County*



*Coroner and the California Native American Heritage Commission should also be contacted. Work in the area should only proceed after authorization is granted by the Environmental Analyst.*

This project previously went through the permitting process in 2002 at which time it was granted a building permit, BLD2002-02658. After further construction cost and phasing analysis, it was determined that this project should be build in conjunction w/ the California Condor exhibit as the two are adjacent to one another. As the California Condor project was involved in the Master Plan process and could not be permitted concurrently with the Channel Island Fox project, the Fox permit expired.

This renovation has been approved by the Santa Barbara Parks & Recreation Dept.

All night lighting will be for emergency/security purposes only, consistent w/ all other existing Zoo exhibits.

There will be no noise impact.

#### *REPORTS & STUDIES*

Through the DART process, the Zoo has been requested to complete various reports and studies to complete the Environmental Review process. The Zoo has gone to great lengths to compile theses and is pleased to present them.

#### **Accessibility**

An Accessibility Study was completed by Access Unlimited on July 15<sup>th</sup>, 2005. For the purposes of the Study, the Zoo was divided 11 Zones. The report analyses the types of issues found in each Zone and suggests solutions. While each Zone has been allocated to a Master Plan project for implementation, there are many recommendations the Zoo has begun to and will implement independently of the Master Plan projects.

Discovery Pavilion: SBZ 1, 2, 3

Langur/ Lemur: SBZ 4

Condor: SBZ 5, 6, 7, 8

Wave: SBZ10, 11

Service Yard: SBZ 9

Access Unlimited will be retained to review construction documents for specific Accessibility compliance.

#### **Comprehensive Archaeological Resources Assessment**

SAIC completed a Comprehensive Archaeological Resources Assessment in July 2003. For the purposes of the Study, the Zoo was divided Zones of sensitivity based upon field

investigation done by SAIC. Recommendations for levels of monitoring during construction or further exploratory study are then given.

### **Traffic & Parking Assessment**

ATE completed in March 2005 a Traffic & Parking Assessment for the Zoo. This study analyzes the trip generation and parking demands associated with various components of the Master Plan and recommends improvements where necessary to mitigate potential traffic and parking impacts. This study had undergone a high level of scrutiny and review during the DART process and the current product reflects comments as of the DART letter dated February 4, 2005.

### **Biological Resource Assessment For the Bird Refuge and Tree Protection Plan**

The Biological Resource Assessment analyzes the effects of the Master Plan projects on the biological resources of the Bird Refuge and specifically analyzes the effect of the proposed loss of trees near the Bird Refuge. The Tree Protection Plan provides an inventory of all trees potentially affected by the proposed Master Plan projects, provides assessment of health of trees proposed for removal and provides mitigation measures.

### **Historic Structures Report**

A Historic Structures Report was completed by LECG in September 2002 to analyze the potential historic nature of a current Zoo keeper office which is to be demolished for the Discovery Pavilion. This report has been submitted to and accepted by the Historic Landmarks Commission.

### **Pollution Prevention Plan**

The Permanent Pollution Prevention Measure Plan outlines the current measures incorporated by the Zoo and those that will be implemented during the course of Master Plan project construction.


### **Drainage Study**

The study evaluates the change in runoff from before to after construction of the proposed Master Plan.

## Conclusion

The Zoo, through its continuing commitment to maintaining an outstanding site and experience for area residents, is contributing to the high quality of life in the Santa Barbara community. The proposed Master Plan provides exciting educational opportunities for Zoo visitors, much needed administrative upgrades for the Zoo staff, protection and care for endangered species and care for the environment.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cameron Carey".

Cameron Carey, Agent  
TynanGroup, Inc.

Enclosures



# **Final Mitigated Negative Declaration/ Initial Study**

(distributed to Planning Commission under separate cover)

Copies of the Final MND are available for the public at the City Planning Division,  
630 Garden Street from 8:30-noon and from 1:00-4:30 Monday–Friday.  
The document can be reviewed at the Public Library (Main Branch) at 40 E. Anapamu Street  
during hours of operation.

The initial study is also available online at  
**[http://www.santabarbaraca.gov/Resident/Major\\_Planning\\_Efforts/Zoo/](http://www.santabarbaraca.gov/Resident/Major_Planning_Efforts/Zoo/)**



**500 NINOS DRIVE**  
**FINAL MITIGATED NEGATIVE DECLARATION**  
**RESPONSE TO COMMENTS**  
**DECEMBER 14, 2006**

**INTRODUCTION:**

An Initial Study was prepared for the subject project because the California Environmental Quality Act (CEQA) requires environmental assessment of the proposal. The Environmental Analyst found that, although the proposed project could potentially have significant adverse impacts related to aesthetics, short-term air quality, biological resources, geophysical, noise, and water environment, mitigation measures described in the Initial Study and agreed to by the applicant would reduce potential impacts to less than significant levels. In addition, recommended mitigation measures were identified to further reduce less than significant impacts associated with archaeology, long-term air quality, hazards, population and housing, public services, recreation, and traffic.

A Draft Mitigated Negative Declaration was prepared. A public review period was held from November 3 to December 5, 2006. Fifteen letters from members of the public were received during the comment period. A comment hearing before the Planning Commission was held on November 16, 2006. Planning Commissioners and two members of the public commented on the Draft Mitigated Negative Declaration.

Responses to the public comments received on the Draft Mitigated Negative Declaration are provided below, and all comment letters received, the draft minutes of the environmental hearing, and the applicant letter are attached. In some instances, the text of the Initial Study has been revised or augmented in response to comments.

The purpose of this document is to respond to specific comments received pertaining to environmental issues in the Initial Study. While letters of general support or opposition to the project are acknowledged and included in this document for the record, no formal response is provided. In addition, comments received not related to the environmental issues outlined in the Initial Study, are outside the scope and not addressed in this document. However, all comments will be forwarded to the Planning Commission for its consideration.

This Response to Comments document is organized by topic with responses provided to the topic rather than individual comment by comment responses.

**INITIAL STUDY ITEM 1: AESTHETICS**

Comments were received from Commissioners relative to the need to identify and preserve view corridors from the Zoo looking outward onto the City.

**Comment:** Identify and preserve view corridors from the Zoo looking outward onto the City, such as the hilltop view toward the harbor, bird refuge, or Santa Ynez mountain range.

**Response:** The applicant has submitted a view study showing key view corridors as seen from view points within the Zoo. These include various locations on the "Hilltop Lawn" where the Wave Banquet Facility is located, the walkway between the proposed California Condor Exhibit and the Andree Clark Bird Refuge, and views from the "Cabrillo Lawn" picnic area. In

reviewing the topography of the zoo in relation to both the "Hilltop Lawn" and the "Cabrillo Lawn" sites, it appears that significant structures with a high profile would need to be erected in order to block those views. Both of these areas are in High Archaeologically Sensitivity Zones; therefore, ground disturbance is discouraged or only recommended in previously disturbed areas. Additionally, any structures in these areas would be subject to review by one or all of the following discretionary bodies: Historic Landmarks Commission, Park and Recreation Commission, and Planning Commission.

From the viewpoint at the top of the proposed California Condor Exhibit, views to the east of the Andree Clark Bird Refuge and Santa Ynez mountains would be partially compromised with the proposed mesh required for the exhibit. However, there is a walkway located between the California Condor Exhibit and the Andree Clark Bird Refuge that would remain. Views from the walkway would remain unobstructed.

As proposed, views from the Zoo would be maintained with the current proposals. However, in order to forward the Commission's concerns about view corridors from the Zoo to future discretionary bodies, a recommended recorded condition is proposed to assist in protecting these corridors as shown below:

*"View Corridors. Photographic studies will be required with future development proposals on this site to determine the effects on views of the harbor, mountains and Andree Clark Bird Refuge as seen from the "Hilltop Lawn," "Cabrillo Lawn" and walkway located between the California Condor Exhibit and the Andree Clark Bird Refuge on the Zoo property. The applicant shall provide the Historic Landmarks Commission (HLC) with topographic site plans, elevations and photographic studies so that the HLC can consider the views from the Zoo."*

## INITIAL STUDY ITEM 2: AIR QUALITY

Comments from Commissioners relative to the use of leaf blowers and encouraging the use of bio-diesel during construction. Comments were also received from APCD relative to standard requirements.

**Comment:** A Commissioner asked about the elimination of gas-powered leaf blowers and availability of outlets for replacement electric-powered leaf blowers.

**Response:** Gas-powered leaf blowers are prohibited by City Ordinance in the City of Santa Barbara. The applicant was advised of this and is replacing the gas-powered leaf blowers with electric-powered leaf blowers. Currently, the majority of the site is maintained by either a smaller-sized street sweeper or "vacuum"-like machines that resemble lawnmowers. Leaf-blowers are used for more inaccessible areas. There are electric outlets located throughout the Zoo that are available for use by the electric-powered leaf blowers as shown as part of Attachment 3.

**Comment:** A Commissioner asked that the air quality for bio-diesel equipment use should be addressed as a preferred fuel.

**Response:** Currently, the California Air Resources Board (CARB) has approved the voluntary use of B-20 or less (20% bio-fuel and 80% diesel by volume) but warns that users should check



with engine manufacturers to make sure that using B-20 does not void warranties on new or rebuilt equipment.

While biodiesel does reduce diesel PM (and therefore, public health risk) it may increase NOx, but the studies are not conclusive. Because Santa Barbara County is still nonattainment for the State ozone standard; the benefits of bio-diesel are not clear, and the APCD has a policy of being “fuel-neutral” and does not mandate the use of bio-diesel (even B-20). B-20 is sold locally and voluntary use is not prohibited.

As proposed air quality impacts would not be adversely impacted. In addition to the proposed mitigation measures that are required during project grading and construction to reduce NOx and PM2.5 emissions from construction equipment, the following recommended condition has been added to further reduce effects as described below:

*“Bio-diesel Fuels. To the maximum extent feasible, diesel-powered construction equipment and vehicles used on site shall be fueled using bio-diesel fuels.”*

**Comments:**

- APCD - 1. The document states that the City of Santa Barbara is part of the “South Coast Air Basin”. Please correct this to, “South Central Coast Air Basin”.
- APCD - 2. In general, the projects associated with the Master Plan are subject to all APCD prohibitory Rules and Regulations even if APCD permits are not required.
- APCD - 3. APCD permits must be obtained before new equipment such as diesel-powered emergency generators rated at greater than 50 brake-horsepower are installed.
- APCD - 4. Asbestos notification to the APCD is required for each building to be demolished or renovated. Renovations include the removal of a load-bearing wall, stripping or removal of asbestos. Please note that the APCD requires a completed notification form (ENF-28) with survey and filing fee at least 10 working days prior to commencing any demolition or renovation of a regulated structure. For more information on this and other asbestos issues, or to download the ENF-28 Notification form, please visit our Asbestos page available on our website at [www.sbcapcd.org](http://www.sbcapcd.org).

**Response:** The reference in the Air Quality section of the Initial Study was changed to “South Central Coast Air Basin.” APCD’s comments are noted and will be adhered to as standard procedure. It should be noted that the applicant is not proposing any new equipment such as diesel-powered emergency generators rated at greater than 50 brake-horsepower.

**INITIAL STUDY ITEM 3: CULTURAL RESOURCES**

Comments from Commissioners relative to proposed memorial for “Jungleville.”

**Comment:** Requested that the history of the bird refuge and Olmstead Brothers contributions be included in the Zoo’s historic memorial which will include a history of “Jungleville.”

**Comment:** Commented that there should be panels along the Zoo’s train tracks, including photographs of “Jungleville”. Also suggested that interpretive murals and photos of “Jungleville” from the Historic Structures report be incorporated into the memorial.

**Response:** The proposed memorial shall be subject to Historic Landmarks Commission (HLC) review and approval. The following language has been added to the recommended condition on the Interpretative Historical Display to provide additional direction to the HLC.

*“The interpretive display shall include a history of the Andree Clark Bird Refuge and the Olmstead Brothers contributions. The Historic Landmarks Commission shall consider the incorporation of interpretive mural panels along the train route and possibly along a pedestrian pathway showing some of the original history of the site. Photographs from the Historic Structures report shall be incorporated into the memorial of the site.”*

#### **INITIAL STUDY ITEM 4: HAZARDS**

Comments received relative to rail safety factors to consider and odor and rodent concerns.

**Comment:** The PUC requested that the safety of the rail corridor be kept in mind. Safety improvements should be considered when approval is sought for the new development.

**Response:** The proposed components of the Zoo Master Plan are within the existing boundaries of the Zoo. The proposed projects have been reviewed by Tully Clifford, Supervising Transportation Engineer, and were found to be in compliance with the Federal Railway Administration requirements. No further action relative to the PUC's comments is required.

**Comment:** Ms. Weinheimer expressed concerns with existing odors and rodent issues in the area.

**Response:** As an accredited Zoo, the operations are overseen by the AZA (Association of Zoos and Aquariums) and the Zoo must re-apply for accreditation every five years. The Zoo also operates in compliance with the USDA (United States Department of Agriculture) regulations which are reviewed once or twice a year. The Master Plan components which involve animal exhibits are not adjacent to the residential condominiums. The closest project to the condominiums would be the proposed Service Yard Facilities. There is an existing hay barn in the service yard area; however, no other food storage areas are proposed in the yard. The changes in the Service Yard Facilities are proposed to consolidate and improve the maintenance yard therefore no additional odor and rodent issues are anticipated to be generated by the implementation of the Master Plan.

#### **INITIAL STUDY ITEM 5: NOISE**

Comments from Kathleen Weinheimer relative to existing noise levels.

**Comment:** Ms. Weinheimer expressed concerns with existing noise levels emitted from events at the Wave Banquet Facility. Additionally, she expressed concerns (related to the Service Yard Facilities project) about a possible increase in noise levels along the property line that abuts the residential condominiums when the train passes by.

**Response:** The Wave Banquet Facility is currently booked to capacity and there are no limitations on the number of events per year. The proposed improvements to the Wave Banquet Facility are proposed upgrades to the existing facility and are not expected to result in any increase in events beyond existing conditions. Therefore, no change in noise levels is anticipated.

In terms of the Service Yard Facilities project, the development is not currently proposed for action. Staff would recommend that the Planning Commission direct the applicant upon submittal to include a report from a licensed acoustical engineer, verifying that the post-construction noise levels along the property line (abutting the residential condominiums) when the zoo train is in operation will not be increased or include recommended measures to lower the noise levels to pre-construction levels.

## **INITIAL STUDY ITEM 6: TRANSPORTATION/CIRCULATION**

Comments from Commissioners relative to potential circulation connections.

**Comment:** Requested a study for a possible bikeway and/or hiking path along the north side of the Zoo between the borderline of the railroad track and the highway.

**Response:** The trail currently located at the Andree Clark Bird Refuge does not connect to the Zoo or other pedestrian trails. The Zoo is abutted on the north side by Union Pacific and along the east by the Andree Clark Bird Refuge. The Zoo's train also traverses around the perimeter of the zoo property. There are existing safety regulations which delegate the separation of the Union Pacific railroad and the Zoo's train from the public. Additionally, there are regulations which govern Zoo operations which detail the areas where the public is allowed. Given existing regulations, a proposal to extend the pedestrian walkway from the Bird Refuge to Niños Drive appears to be infeasible. Additionally, a proposal to connect the Andree Clark Bird Refuge pathway by extending it between Bird Refuge and the Zoo to Cabrillo Boulevard could potentially raise significant biological issues as they relate to the existing biological environment in the Bird Refuge.

## **INITIAL STUDY ITEM 7: WATER ENVIRONMENT**

Comments from Commissioners relative to the elimination of parking to promote the creek environment.

**Comment:** Requested a future discussion on the merits of reduced parking opportunities vs. enhanced landscaping along Sycamore Creek. The Zoo should look to future opportunities to increase the setback between its parking lot and Sycamore Creek.

**Response:** Beyond restriping, the Zoo is not proposing major modifications/alterations to its parking lot as a part of the proposed Master Plan. At such time as the Zoo may propose changes to the parking lot, such a proposal would be reviewed in conjunction with current policies. The California Coastal Act/Local Coastal Plan policies requiring that all project-required parking be provided on-site/off-street would be analyzed together with creek protection and improvement policies, and policies relating to storm water run-off quality improvement.

## **CONCLUSION**

The environmental analysis demonstrates that, with the identified mitigation measures agreed to by the applicant, the project as proposed would not result in significant environmental impacts. The project therefore qualifies for a Mitigated Negative Declaration and no further analysis of alternatives is required as part of the environmental document.

Numerous letters were received in support of the Master Plan. Those comments have been noted and included for the record.

Attachments:

1. Public Comment received
2. Draft Planning Commission minutes dated November 16, 2006
3. Applicant's letter dated December 13, 2006

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## PUBLIC UTILITIES COMMISSION

320 WEST 4<sup>TH</sup> STREET, SUITE 500  
LOS ANGELES, CA 90013



November 22, 2006

Marisela Salinas, Associate Planner  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

**RECEIVED**

**NOV 27 2006**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

Dear Ms. Salinas:

Re: SCH# 2006111026; Negative Declaration for 500 Niño Drive

As the state agency responsible for rail safety within California, we recommend that the development project at Niño Drive and Cabrillo Boulevard (lat= 34.417832, lon= -119.666326) planned adjacent to or near the Union Pacific Railroad Company right-of-way be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the City.

Please advise us on the status of the project. If you have any questions in this matter, please contact me at (213) 576-7078 or at [rxm@cpuc.ca.gov](mailto:rxm@cpuc.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Rosa Muñoz", written over a horizontal line.

Rosa Muñoz, PE  
Utilities Engineer  
Rail Crossings Engineering Section  
Consumer Protection & Safety Division

C: Freddy Cheung, UP



**Santa Barbara County  
Air Pollution Control District**

Our Vision  Clean Air

November 28, 2006

Marisela G. Salinas  
Associate Planner  
Planning Division  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

**RECEIVED**

**NOV 30 2006**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

**SUBJECT: Santa Barbara Zoological Gardens Master Plan Update: Draft Mitigated Negative Declaration**

Dear Marisela:

The Santa Barbara County Air Pollution Control District (APCD) appreciates the opportunity to provide comments on the Draft Mitigated Negative Declaration for the above-mentioned project. We concur with the mitigation measures listed in the document and we have the following comments and additional measures:

1. The document states that the City of Santa Barbara is part of the "South Coast Air Basin". Please correct this to, "South Central Coast Air Basin".
2. In general, the projects associated with the Master Plan are subject to all APCD prohibitory Rules and Regulations even if APCD permits are not required.
3. APCD permits must be obtained before new equipment such as diesel-powered emergency generators rated at greater than 50 brake-horsepower are installed.
4. Asbestos notification to the APCD is required for each building to be demolished or renovated. Renovations include the removal of a load-bearing wall, stripping or removal of asbestos. Please note that the APCD requires a completed notification form (ENF-28) with survey and filing fee at least 10 working days prior to commencing any demolition or renovation of a regulated structure. For more information on this and other asbestos issues, or to download the ENF-28 Notification form, please visit our Asbestos page available on our website at [www.sbcapcd.org](http://www.sbcapcd.org).

Please contact me at 961-8893 or by e-mail at [vji@sbcapcd.org](mailto:vji@sbcapcd.org) if you have questions.

Sincerely,



Vijaya Jammalamadaka, AICP  
Air Quality Specialist  
Technology and Environmental Review Division

cc: TEA Chron File

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Terence E. Dressler • Air Pollution Control Officer

260 North San Antonio Road, Suite A • Santa Barbara, CA • 93110 • [www.sbcapcd.org](http://www.sbcapcd.org) • 805.961.8800 • 805.961.8801 (fax)

## **Salinas, Marisela**

---

**From:** D.H. von Wittenburg [vonwitt1@cox.net]  
**Sent:** Tuesday, November 07, 2006 5:55 PM  
**To:** Salinas, Marisela  
**Subject:** Zoo Master Plan

Hi:

Unfortunately I am unable to attend the November 16th meeting, but I certainly hope that the Planning Commission approves the Master Plan for the Zoo, consisting of Condor Country, Channel Island Fox, the Wave, the Discovery Pavilion, the langur/lemur renovation and the service yard. These upgrades will certainly add to the enjoyment of our wonderful facility by our community!

Thank you for your consideration.

Sincerely,

**Jean von Wittenburg**

## Salinas, Marisela

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**From:** Kim DeVenne [kdevenne@yahoo.com]  
**Sent:** Tuesday, November 07, 2006 7:03 PM  
**To:** Salinas, Marisela  
**Subject:** zoo master plan

Hello,

Count me in as one of the supporters of the Santa Barbara Zoo's master plan.

I have grown up here in Santa Barbara going to the Zoo, and now I have taken my children there for the past ten years. It is a wonderful asset to the community. Every time there is something new done at the zoo we make our pilgrimage - and bring our family and friends.

I encourage you to approve the Master Plan as it is presented as it will benefit the Zoo and the community.

Thank you!

Kim DeVenne



## Salinas, Marisela

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**From:** Jeffrey Dinkin [JDinkin@sheppardmullin.com]  
**Sent:** Tuesday, November 07, 2006 7:17 PM  
**To:** Salinas, Marisela  
**Cc:** rblock@sbzoo.org  
**Subject:** Support for Zoo's Master Plan

After reviewing the master plan information, and considering the incredible value the Zoo contributes to the overall desirability of living in and visiting SB, I feel compelled to record that I support the Zoo's master plan. I hereby ask that the Planning Commission approve the plan being presented to them as it will benefit the Zoo and our community. This should be a priority.

Thank you.

Jeffrey A. Dinkin  
432 Foxen Drive  
Santa Barbara, CA 93105  
805-879-1828 Fax 805-568-5514  
[jdinkin@sheppardmullin.com](mailto:jdinkin@sheppardmullin.com)

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## Salinas, Marisela

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**From:** Eldon Shiffman [EShiffman@midstatebank.com]  
**Sent:** Wednesday, November 08, 2006 7:51 AM  
**To:** Salinas, Marisela  
**Subject:** Zoo Master Plan

Marisela. I am a former board member of the Zoo and still serve as a fundraiser and on the finance committee. My connection with the zoo dates back to 1964 when as a Santa Barbara Junior High School band member, I first played on the grounds to celebrate the dedication of the new, yet to be built zoo.

The proposed plan will greatly enhance the benefits of the zoo to the city and its citizens. One cannot attend the zoo without coming away with a greater appreciation for our environment and the need for conservation of wildlife and plant resources. I fully support the proposed master plan.

## Eldon D. Shiffman

Senior Vice President

Trust and Investment Management Division, Mid-State Bank and Trust

805 547-8500

E-Mail confidentiality Footer

\*\*\*\*\*E-mail Confidentiality Footer\*\*\*\*\*

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## Salinas, Marisela

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**From:** Barbara Ross [bross@towbes.com]  
**Sent:** Wednesday, November 08, 2006 9:29 AM  
**To:** Salinas, Marisela  
**Cc:** Rich Block  
**Subject:** Santa Barbara Zoo

Dear Ms. Salinas:

My exposure to zoos growing up was the National Zoo in Washington DC. I had the best of the best, or so I thought until I visited the Santa Barbara Zoo. What a tremendous experience and the absolutely most user-friendly zoo I have ever visited.

As a member of the Zoo, I visit it frequently with my twin boys (they're actually not mine, they are my nephews, but just like my own) and each and every visit is unique in its own way. We were on a first name basis with Kiki and miss her tremendously, but Docha is a real character and it has been an amazing experience to watch him grow. Each and every new or revamped exhibit the Santa Barbara Zoo has undertaken has made the Zoo only a more tremendous destination.

I am in full support (plus 1000%) of the Zoo's master plan. We are all greatly looking forward to the new Condor Country, the Wave, especially the Discovery Pavilion, the langur/lemur renovation and the Channel Island Fox. Each one of these will only increase the Zoo's attractions, and we're looking forward to their reality.

You don't have to be a kid to enjoy the Santa Barbara Zoo, you just have to like visiting exciting places. If you haven't visited the Zoo recently, you should put it on your list of destinations of choice and go commune with the lions or watch the antics of the gibbons. Be sure to take a ride on the blue train!!!! Not many Zoos, or any such equivalent, can lay claim to a reasonably priced restaurant with above average food as the Ridley-Tree Dining Adventure.

Again, please recommend approval of the Master Plan as submitted for the Santa Barbara Zoo, and we can all look forward to some wonderful new experiences for years into the future.

I hope you have a very ZOOPER Day, I know I am.

Thank you.

*bjross*

Barbara J. Ross  
5817 Encina Road #105  
Goleta, CA 93117  
Home: 805-967-2420  
Work: 805-884-4246  
Cell: 680-6068

## Salinas, Marisela

---

**From:** David Kuehn [davidkuehn@cox.net]  
**Sent:** Wednesday, November 08, 2006 1:05 PM  
**To:** Salinas, Marisela  
**Subject:** Santa Barbara Zoo Master Plan

Dear Ms. Salinas:

I understand that the Santa Barbara Zoo Master Plan will be reviewed next week by the Planning Commission. I had originally hoped to be at the meeting on November 16 to speak on behalf of the Master Plan, but now find that I must be out-of-town. Please accept this e-mail as an indication of my very strong support for the recommended changes that will go before the Commission. Improvements at the Zoo are not only critically important to the Zoo itself, but will be a tremendous asset to the greater Santa Barbara community, and especially to those of us who frequent this wonderful institution with our children and grandchildren. I ask that the Planning Commission approve the plan as presented.

Very sincerely,

David L. Kuehn  
105 Coronada Circle  
Santa Barbara

## Salinas, Marisela

---

**From:** Chip Turner [cturner@dbntm.com]  
**Sent:** Wednesday, November 08, 2006 5:01 PM  
**To:** Salinas, Marisela  
**Subject:** SB Zoo master plan

Dear Marisela:

I am writing to voice my hope that the SB Zoo's master plan be approved. I went to high school here locally and have been a full-time resident of Santa Barbara since 1983. My wife was born and raised here as well as our two children and we have all spent countless hours enjoying our wonderful zoo. I have reviewed the master plan and believe that the plan will greatly enhance the Zoo experience and the Santa Barbara community will be better for it.

Please communicate my encouragement and support of the Zoo's master plan to the Planning Commission.

Sincerely,

Chip Turner

**Chip Turner, CPA**

[cturner@dbntm.com](mailto:cturner@dbntm.com)

Damitz, Brooks, Nightingale, Turner & Morrisset

200 East Carrillo Street, Suite 202

Santa Barbara, CA 93101

Phone 805.963.1837

Fax 805.564.2150

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## Salinas, Marisela

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**From:** JTS Terry Schwartz [jts@ppplaw.com]  
**Sent:** Thursday, November 09, 2006 11:11 AM  
**To:** Salinas, Marisela  
**Subject:** Support for SB Zoo Master Plan

**Importance:** High

The purpose of this e-mail is to register my support for approval of the SB Zoo's Master Plan which I understand will be considered in the near future. Since I will not be able to attend the scheduled hearing, I wanted to make known my strong position of support.

As the Commissioners undoubtedly appreciate, the SB Zoo is unique in Santa Barbara as an institution providing educational opportunities for young people, recreational pleasure for families and children and sales and hotel occupancy tax revenue for the City. And all of this is accomplished in an environmentally sensitive manner with few, if any, real impacts on the surroundings.

Given the fact that the Zoo is entirely self-supporting through its operations and charitable donations and memberships, the costly planning process -- while necessary and appropriate -- nonetheless represents a significant expense and diversion of limited charitable resources. Thus, whatever your Commission can do to facilitate the approval of the Zoo's Master Plan will both further the enhance the public benefits which will flow from components of the Master Plan and minimize the costs that could otherwise be devoted for the Zoo's charitable purposes and the tangible enjoyment of our community.

I very much appreciate your consideration of these comments and urge the Commission's affirmative vote in approval of the Zoo's Master Plan.

J. Terry Schwartz

Price Postel & Parma LLP

200 E Carrillo Street, Suite 400, Santa Barbara, CA 93101

805.962.0011 (Main); 805.882-9821 (Direct)

805.965.3978 (fax)

[jts@ppplaw.com](mailto:jts@ppplaw.com)

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## Salinas, Marisela

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**From:** KAREN.A.FOSTER@saic.com on behalf of Foster, Karen A. [KAREN.A.FOSTER@saic.com]  
**Sent:** Friday, November 10, 2006 9:52 AM  
**To:** Salinas, Marisela  
**Cc:** Rich Block; Cameron Carey  
**Subject:** Support of the Santa Barbara Zoo's Master Plan

Marisela,

This is in support of the Santa Barbara Zoo's Master Plan with the hope that the Planning Commission will approve the plan.

The Zoo has some exciting ideas for improving their facility, while, at the same time, taking into consideration potential effects on natural and cultural resources. As for cultural resources, the Zoo now has a management plan that looked at the facility, as a whole, to help them assess the sensitivity of different areas of the Zoo. The management plan also offers recommendations for minimizing future impacts on cultural resources, and was specifically designed for the types of resources found at the Zoo.

Please approve their Master Plan.

Thanks,  
Karen

Karen Rasmussen Foster, Ph.D.  
Cultural Resources Manager/NEPA Project Manager Science Applications International Corporation  
525 Anacapa Street, Santa Barbara, CA 93101  
Phone: (805) 564-6149 Fax: (805) 965-6944  
email: fosterka@saic.com <mailto:fosterka@saic.com>

## Salinas, Marisela

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**From:** Paulette Posch [pposch@cox.net]  
**Sent:** Wednesday, November 15, 2006 7:53 AM  
**To:** Salinas, Marisela  
**Subject:** Master Plan

Rich Block and his staff are doing an excellent job at the zoo with the care of its animals and providing an extra element to make Santa Barbara special. I recommend your approval of the Master Plan as presented sooner than later. Thank You  
Arthur J Posch DVM 30 year owner of Whites Pet Hospital



## Salinas, Marisela

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**From:** pbgriffin [pbgriffin@cox.net]  
**Sent:** Wednesday, November 15, 2006 5:40 PM  
**To:** Salinas, Marisela  
**Subject:** Zoo Hearing

Hello Marisela. I would like to state my support for approval of the Zoo's master plan. I believe that it is a well thought out plan and will be of tremendous benefit for what I consider one of our community's very best assets. It not only serves us locally but brings many to the area to visit and spend time in our wonderful community. Thank you for passing this note on to those who will be voting on this important issue.

*Patricia Griffin*

222 Ortega Ridge Road

Santa Barbara, CA 93108

Village Properties

1250 Coast Village Road

Santa Barbara, California 93108

805/565-4547 Direct

## Salinas, Marisela

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**From:** Kathleen Weinheimer [kathleenweinheimer@cox.net]  
**Sent:** Tuesday, December 05, 2006 1:35 PM  
**To:** Salinas, Marisela  
**Cc:** Hubbell, Jan  
**Subject:** Zoo

Hi Marisela,

I know you're away this week, so I don't expect a reply right away (and hopefully you're not checking your e-mail!) but when you return, could you provide me with the following information about the Zoo's project:

1. Are the proposed maintenance buildings immediately adjacent to El Escorial's property, or are they on the Zoo side of the little train tracks? The train is a big source of noise for my clients, and if the buildings could be constructed between the tracks and El Escorial that would help the noise issue a great deal. Contrarily, if the tracks are between El Escorial and the proposed maintenance buildings, the echoing noise will probably only get worse.

2. Scott Vincent mentioned that the operational conditions governing the Zoo may be contained in the City's lease. Could you provide me with a copy of those conditions? I think that will help my clients understanding off the noise limitations, group events, etc. that Rich Block referred to during the environmental hearing.

Many thanks!

Kathy

Kathleen M. Weinheimer  
Attorney At Law

420 Alameda Padre Serra  
Santa Barbara, CA 93103  
Phone (805) 965-2777  
Fax (805) 965-6388  
[kathleenweinheimer@cox.net](mailto:kathleenweinheimer@cox.net)

## Salinas, Marisela

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**From:** Weiss, Bettie  
**Sent:** Monday, December 11, 2006 4:03 PM  
**To:** Salinas, Marisela; Hubbell, Jan; Goo, Kathleen  
**Subject:** FW: Support for SB Zoo's Master Plan

FYI

Bettie Weiss, City Planner  
Community Development Dept.  
City of Santa Barbara  
(805) 564-5470

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**From:** Routhier, Stephanie  
**Sent:** Monday, December 11, 2006 1:58 PM  
**To:** Weiss, Bettie  
**Subject:** FW: Support for SB Zoo's Master Plan

Hi Bettie,

I think this message is for you.

Stephanie

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**From:** Melinda B Mars [mailto:melindabmars@cox.net]  
**Sent:** Monday, December 11, 2006 1:55 PM  
**To:** Routhier, Stephanie  
**Cc:** Rich Block; Tom Luria  
**Subject:** Support for SB Zoo's Master Plan

I strongly support the Santa Barbara Zoo's 5 year Master Plan which the Santa Barbara City Council will review on Thursday, December 21st.

My husband & I have been docents at the Zoo since 1997 and I am currently serving on the Zoo's Board of Directors, so I have followed the planning of these projects for nearly a decade. Each element will add another layer of education, conservation, excitement, beauty and fun to one of Santa Barbara's greatest treasures.

I urge the City Council to approve these plans as presented.

Melinda Mars  
605 San Ysidro Road  
Santa Barbara, CA 93108

III. NEW ITEMS:

ACTUAL TIME: 1:40 P.M.

- A. APPLICATION OF CAMERON CAREY, AGENT FOR THE SANTA BARBARA ZOOLOGICAL GARDENS (TENANT); 500 NIÑOS DRIVE, (017-362-005, 017-363-001 & -002; 017-372-001, & 017-382-001 & -002); PR/SD-3 PARK AND RECREATION, AND COASTAL OVERLAY ZONES; GENERAL PLAN DESIGNATION: OPEN SPACE, COMMUNITY PARK, PUBLIC PARKING (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330)

**PROJECT LOCATION:** 500 Niños Drive, Santa Barbara, CA

**PROJECT DESCRIPTION:** The zoo includes several parcels leased from the City of Santa Barbara. The applicant proposes an updated Master Plan for the Santa Barbara Zoo for the next five years. This consists of six components: 1) the California Condor Exhibit; 2) the Lemur/Langur Exhibit Renovation; 3) the Discovery Pavilion; 4) the Wave Banquet Facility; 5) the Service Yard Facilities; and 6) the Channel Island Fox Renovation.

The new California Condor Exhibit and holding area would be located on the site of the original Bald Eagle exhibit between the existing Channel Island Foxes and Bald Eagle Exhibits.

The existing Lemur/Langur Complex would be renovated to conform with new federal regulations and would include demolition of the existing animal holding and exhibit spaces and replacing them with two new holding buildings and exhibit spaces.

The Discovery Pavilion facility is proposed as a place for conservation education and the exploration of science in two flexible classroom spaces, as well as administrative offices. Phase I is designed to accommodate 18-20 existing staff members including education, collections and animal food preparation, consolidating them with the Zoo's administrative staff. Many of these staff and facilities are currently located in temporary trailers on site. These trailers will be removed upon completion of the project. Proposed construction consists of two separate phases of renovation and addition to existing one and two story administration and staff lounge buildings.

The first phase will require removal of two single-story keeper offices and two animal holding cages, totaling 3,038 sq. ft. of demolition. The existing single-story 1,880 sq. ft. Staff Lounge building will be renovated. The staff lounge facilities will be relocated to an existing 275 sq. ft. feed storage enclosure with 100 sq. ft. of added construction and reconfiguration of the adjacent outdoor patio spaces. New staff restrooms would be built within a 116 sq. ft. addition to the adjacent Administration Building. A new 7,344 sq. ft. single story addition will accommodate two new multi-purpose classrooms of 60 students each, exhibit rooms, animal food kitchen with feed storage, and new education staff administrative office space.

Phase II of the Discovery Pavilion will include renovation of the 5,753 sq. ft., two-story Administration and Retail building with 1,008 sq. ft. of new office construction. Also included will be the addition of an exterior second-story building linkage and accessible elevator. Completion of both phases of the Discovery Pavilion will result in a net increase of 5,480 sq. ft.

**The Wave Banquet Facility:** The Zoo proposes to demolish the existing building and trellis courtyard. The new structure will house a concessions facility, catering room, restrooms, storage, and a bridal changing room with a total of 1,450 sq.ft.

The **Service Yard Facilities** project would consolidate and better organize Zoo service facilities, maintenance, and public program storage at the existing service yard. It includes the removal of several temporary storage containers from various locations on the Zoo site, and construction of new storage units, relocation of the existing wood and metal shops and existing office space, a new employee restroom, relocation of the train barn from the northern part of the campus to the service yard, landscape and exhibit materials storage areas and a new estate wall along portions of the Zoo's Cabrillo Blvd. frontage.

The **Channel Island Fox Exhibit** first opened in 1999. The outdoor enclosure needs a complete renovation. The proposed exhibit spaces will be 880 sq. ft. and 1170 sq. ft. respectively. They will also upgrade the mesh enclosure to a finely woven 1"x1" steel mesh.

**Master Plan Phasing:** The Master Plan will be implemented in three phases.

**Phase 1:** The applicant estimates beginning construction of the Wave, Condor and Channel Island Fox projects in early 2007. It is anticipated that these projects will be done concurrently and should be completed by Spring 2008. Project staging and construction parking would occur on-site.

**Phase 2:** The second phase of construction will begin at the end of the first, Spring of 2008 and will continue through the Fall of 2009. Projects included in this phase will be the Discovery Pavilion and Lemur/Langur.

**Phase 3:** The third construction phase in the late 2009 or early 2010. This phase will include the construction of the Service Facilities Yard.

The following discretionary approvals are required:

1. A Coastal Development Permit for new development in the Appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009);
2. PR Park & Recreation Zone Findings for the new development (SBMC §28.37.010) by the Planning Commission, and the Park and Recreation Commission;
3. A Development Plan for construction of non-residential square footage from the Community Priority Category (SBMC §28.87.300);
4. A Recommendation to City Council for a final Community Priority Designation from the Community Priority Category. (SBMC §28.87.300); and

5. A Final Community Priority Designation from the City Council pursuant to SBMC §28.87.300.
6. Historic Landmarks Commission design review is required for all exterior changes.

Please note that the *Service Yard Facilities (Phase 3)* project is limited to environmental review at this time. It will return for project approval at a later date.

Case Planner: Marisela G. Salinas, Associate Planner  
Email: msalinas@santabarbaraca.gov

Marisela G. Salinas, Associate Planner, gave the staff presentation.

Mr. Richard Block, Zoo CEO Director, gave the applicant's presentation.

Commissioners' comments and questions:

1. Asked if the existing parking lot has interceptors.
2. Asked about the geological aspect specifically pertaining to the liquefaction/flood zone risk or other major emergency with regard to emergency preparedness for possible evacuation of the visitors and animals.
3. Asked about how the parking is incorporated into the Master Plan as an expansion issue.
4. Asked about the memorial for the "JungleVille".
5. Asked about City parcels which comprise the Zoo property.
6. Asked about the elimination of gas-powered leaf blowers and availability of outlets for replacement electric-powered leaf blowers, with a request to address this topic in the final document as part of the Air Quality issue.
7. Asked about permanent public view easements of the harbor from the Wave Banquet Facility on the grassy knoll, preservation of public views with regard to the mesh of the condor exhibit, and whether there will be any change in the kitchen preparation window for viewing or change in the perimeter fencing.
8. Asked for the location of Caltrans' sound wall.

Mr. Block responded that interceptors will be utilized.

Mr. Block responded that a comprehensive plan has been prepared, with regard to staging and support in response to potential flooding or other perceived threat, which includes an efficient phone tree, a backup generator capable of supplying over half the Zoo's power, and capable staff trained to focus chiefly on the safe transportation of animals facing the greatest threat to safe and secure (durable concrete block masonry) higher ground holding areas, including special sleep anesthetizing methods to help relocate predator carnivore animals.

Mr. Scott Schell from Associated Transportation Engineers responsible for the preparation of the traffic and parking study, responded that their survey resulted in incorporating the City's suggested re-striping concept of the school bus section of the parking lot which would allow 20 additional parking spaces during peak weekends. This improvement in addition to

a Transportation and Parking Management Plan were sufficient to offset the need for additional parking.

Mr. Block responded that the old "hobo showers" structure, built by volunteers after the death of Mrs. Childs, had been modified numerous times. The Zoo is planning to incorporate a history of "JungleVille" into the zoo's history with a series of interpretive mural panels along the train route, and additional interpretive murals along pedestrian pathways showing some of the original history of the site.

Ms. Salinas clarified that the parcels which comprise the Zoo are all owned by the City and are treated as one parcel.

Mr. Block clarified that electric-powered leaf blowers are used in the Zoo parking lot and in some exhibit islands. There are additional plans to increase their use and to entirely eliminate gas-powered leaf blowers after being advised of the prohibition of gas-powered leaf blowers.

Mr. Block clarified that none of the planned project will adversely affect the public views and will actually manage more of the vegetation and thereby increase the unobstructed public view of the mountain and ocean and harbor across the top of the knoll area of the hill. The mesh of the condor exhibit should not obstruct public views since the impact lessens with distance and is all but transparent when viewed from outside the Zoo. The Zoo food kitchen preparation window will remain the same. The section will be cleaned up and significantly improved, and one section of the 8-foot perimeter fencing will be replaced with an estate wall utilized for the interpretive mural of the history of the site.

Mr. Cameron Carey, Agent, clarified that the Caltrans' sound wall will extend from the edge of the parking lot where the Zoo service entry gate begins, continue eastward, and terminate at the Zoo property shielding the Discovery Pavilion from the highway noise. This will encompass the existing administrative offices, veterinary clinic, snow leopard and gibbons exhibits.

Vice-Chair Jacobs opened the public hearing at 2:13 P.M.

Public Comments received:

1. Ms. Kathleen Weinheimer, 420 Alameda Padre Serra, for the El Escorial Owner's Association, expressed concern about odors and rodents, noise and music levels related to night time activities held at the Zoo, such as weddings, etc., and traffic issues related to parking concerns of other activities at the Zoo.
2. Mr. Thomas Luria was in favor and expressed his appreciation of staff and the applicant's effort on the proposed project.

The public hearing was closed at 2:17 P.M.

Commissioners' comments and questions relating to the Draft MND analysis:

1. Asked if the City has any control over the number of events at the Wave Facility and if the project requires a Conditional Use Permit.



2. Asked if sound levels for special events are monitored, and who would determine the maximum number of events.

Ms. Salinas clarified that currently events are booked to capacity at the Wave Banquet Facility and do not have any limitations on the number of events. The only use limitations proposed are for the Discovery Pavilion which is a new use on the site.

Ms. Hubbell stated that there is no Conditional Use Permit on the Zoo property. Since it is considered a park and is located in the Appealable Jurisdiction of the Coastal Zone, it comes under the purview of both the Park and Recreation Commission and the Planning Commission.

Mr. Vincent clarified that the Zoo is City property subject to a City lease.

Mr. Block stated that the Wave Banquet Facility would improve the quality of service of the Zoo with food service for visitors, additional bathrooms, and improved facilities for events held at the hilltop. He clarified that security personnel monitors and enforces sound level limits at these events.

Commissioners' comments and questions relating to the Draft MND analysis:

1. Expressed satisfaction with the project. Asked about the possibility of incorporating a bikeway and/or hiking path along the north side of the Zoo between the borderline of the railroad track and the highway. Transportation Staff advised that a pathway would not be feasible given the Union Pacific Railroad operation. Appreciated comments on the drainage quality and recommended a future discussion the merits of reduced parking opportunities vs. enhanced landscaping along Sycamore Creek. Requested that the history of the bird refuge be incorporated into the interpretive history of the Zoo. Expressed some concern that the mesh of the condor exhibit might impede public views from the Zoo and requested additional information on that view corridor.
2. Requested that important public view corridors be identified and preserved from any obstruction in the future, especially of the harbor from the hilltop.
3. Regretted the lost opportunity to provide a connection to the pedestrian path at the Bird Refuge. Also suggested that hobo village interpretive murals and photos of "JungleVille" from the Historic Structures report be incorporated into the memorial. Requested the applicant to clarify negative contemporary design comments.
4. Commented that there should be panels along the Zoo's train tracks, including photographs of "JungleVille," appreciated the green building techniques in effects and encouraged the inclusion of more in the future, that the air quality for bio-diesel use be addressed as a preferred fuel, and that the use of bio-diesel should be encouraged when reviewing competitive bids.
5. Clarified the request to identify and preserve view corridors from the Zoo looking outward onto the City, such as the hilltop view toward the harbor or semi-public view looking outward to a semi-public park or natural vista view corridor.

Mr. Ken Radtkey, Architect, responded that they returned to the HLC to address concerns about the contemporary design of the Wave Banquet Facility. They added more detail with regard to the width of the trellis and changes in the landscaping.

Ms. Andaloro clarified that the "JungleVille" memorial will be addressed and reviewed by the Historic Landmarks Commission. Electric-powered leaf blowers will be used given that gas-powered blowers are prohibited by City Ordinance. The Caltrans' sound wall along the railroad tracks was not addressed in the initial environmental review study since it was still speculative. The parking analysis includes restriping the parking lot to maximize the use of the bus parking area. The Zoo will also implement a Transportation and Parking Management Plan to reduce the parking demands of the Master Plan. City discussions will continue for improved connections to walkways and trails.

Ms. Hubbell stated the APCD has not required bio-diesel use on a district level since the State prefers to be more uniform in requirements across the State and the type of vegetable oil used has a particulate health risk assessment impact.

Mr. Vincent noted that there is adequate review of any changes to the Zoo property since it is zoned PR (Park & Recreation) and is located in the Appealable Jurisdiction of the Coastal Zone. Therefore, most significant development would require approval from the Park and Recreation Commission, the Planning Commission, and/or the Historic Landmarks Commission.

Vice-Chair Jacobs announced that the public comment period on the proposed project will close on December 5, 2006. The Final MND and proposed projects will return before the Planning Commission on December 21, 2006.

**Vice-Chair Jacobs announced a break from 2:48 P.M. The meeting reconvened at 3:05 P.M.**



**RECEIVED**

**DEC 13 2006**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

December 13, 2006

Planning Staff  
City Planning Department  
630 Garden Street  
Santa Barbara, CA 93101

**Subject: Santa Barbara Zoological Master Plan Environmental Hearing Response**

At the recent Santa Barbara Zoo Master Plan Environmental Hearing on November 16<sup>th</sup>, Planning Commission specified topics which they wished to receive further study. Additionally there have been several comments received from the Public regarding the Master Plan Environmental document. This letter will provide a response to these topics from the Santa Barbara Zoo.

**View Study:** Several of the commissioners wished that a view study be conducted of views from the Zoo campus looking outward into the community in order to assess any impacts current or future to these views. The attached study looks at three areas of the Zoo where there are view corridors off campus; above and below the proposed California Condor exhibit, the hilltop and the activities lawn adjacent to the Cats of Africa exhibit.

The California Condor exhibit faces the Bird Refuge, the Riviera and beyond to the Santa Ynez mountains. There are two viewing platforms, from above the exhibit and from an extensive wooden boardwalk below the exhibit. The topography of the exhibit space itself is steep and lends itself to being a perfect habitat for the California Condor. The proposed exhibit has been designed to preserve the views by using a blackened steel mesh which allows Zoo visitors to not only view the Condors on exhibit, but also to see through the exhibit beyond to the Bird Refuge, the Riviera and the Santa Ynez mountains. Attached w/ the view study pictures #22 and 23 show the existing Cats of Africa exhibit and its transparency in context w/ the Santa Ynez mountains beyond.

Below the proposed California Condor exhibit there lies a wooden board walk connecting the Gorilla Exhibit to the California Desert Discovery vicinity. This raised boardwalk skirts the northern perimeter of the Zoo and provides extensive opportunities to view Santa Barbara, the Bird Refute and the Mountains beyond.

From the Zoo Hilltop, there is an opportunity to see a portion of a Channel Island and ocean. The hilltop is ringed heavily with trees and landscape with views beyond the campus only due south. There is no proposed current development that would restrict or encumber these views and there will be none in the future for two reasons. First this hilltop area is where many weddings, Zoo camps, corporate events and community events are held in the open serves the Zoo best as an open space. Second, the area from the hilltop, down the

ridge line to Cabrillo Blvd. below is an area of high archaeological sensitivity and development there is not viable.

Adjacent to the Cats of Africa exhibit sits an activities lawn. This open space is used for picnics, Zoo camps and smaller sized gatherings. The area around the activities lawn is surrounded by trees and heavy landscaping allowing for off campus views only to the south. Similar to the hilltop above, this area is in an area of high archaeological sensitivity and development there is not viable.

In addition to the Zoo using these areas in their highest and best use, the need to establishing any development restrictions based on visual concerns is mitigated by the fact that any development on the Zoo must first pass through a rigorous design and project review process. Any proposed development must first pass through Parks & Rec, City Staff, HLC and Planning Commission in some cases.

**PUC Concern with Railroad:** The City received a letter from the PUC regarding the Zoo Master Plan. Specifically, the PUC was concerned with safety factors related to pedestrians in proximity to the Union Pacific railroad. The Zoo is currently separated from the UP railroad by an 8' tall fence. There are no crossings or barrier alterations being proposed by the Zoo. The Zoo maintains a close working relationship w/ UP as the Zoo leases a portion of the UP right of way for its own Zoo train.

**Service Yard Train Noise:** The Zoo train currently passes by and through the Service Yard and adjacent to the East Beach Town homes and the El Escorial Condominiums. A concern regarding additional noise due to the construction of new buildings near the Zoo train tracks was raised. Existing metal storage units and wood sided shops and storage units sit adjacent to the Zoo train in the service yard. The replacement of these units with new storage sheds and shops will not create an additional noise corridor or noise problem.

**Electrical Service for Groundskeeping:** As was evidenced on a recent Planning Commission site visit, until recently the Zoo had been using gas powered leaf blowers in some areas of the grounds, namely in areas w/ tight corners. The majority of the campus is swept by either a smaller sized street sweeper or by two other "vacuum" like machines called Billy Goats. These are used to sweep or suck up leaves and dirt on the majority of the Zoo pathways. The Zoo will be purchasing electric operated blowers to work in some of the tighter places. These will be powered by existing electrical boxes located throughout the campus.

**Parking Lot:** A Planning Commissioner asked that the relationship between the existing parking lot and Sycamore Creek be studied and whether any type of remediation or restoration work is warranted. There is no expansion of the existing parking lot as part of the Master Plan and no resulting impacts to the creek. As part of the pollution prevention

plan, the Zoo is proposing to install media filters in the parking lot drains in order to treat runoff from the parking lot. In terms of creating an additional buffer between the creek and the parking lot, this could only be achieved by reducing the size of the existing Zoo parking lot. A reduction in size would produce two effects; the 25-30 existing parking spaces that would be eliminated are needed by the Zoo to meet their parking demand on site as required in the Coastal Zone, a reduction in the existing parking lot along the creek would eliminate the lane of egress from the lot and a new entryway to the Zoo would need to be designed, approved and built.

**Discovery Pavilion SF Verification:** The Discovery Pavilion is a two phased project which has been in the planning process for seven years. During that time, the project has gone through several design configurations and changes which has led to a bit of confusion regarding the final calculations of the square footage. After confirming with the architect the following square footage represents both phases of the Discovery Pavilion:

Remodel		10,387 sf
Demolition	(4,482 sf)	
New	13,671 sf	
Total	9,189 sf	10,387 sf

Thank you for the opportunity to respond to the Commission and Public comments. If you have any further questions, please feel free to contact me.

Sincerely,

Cameron Carey, Agent  
TynanGroup, Inc.

Enclosures



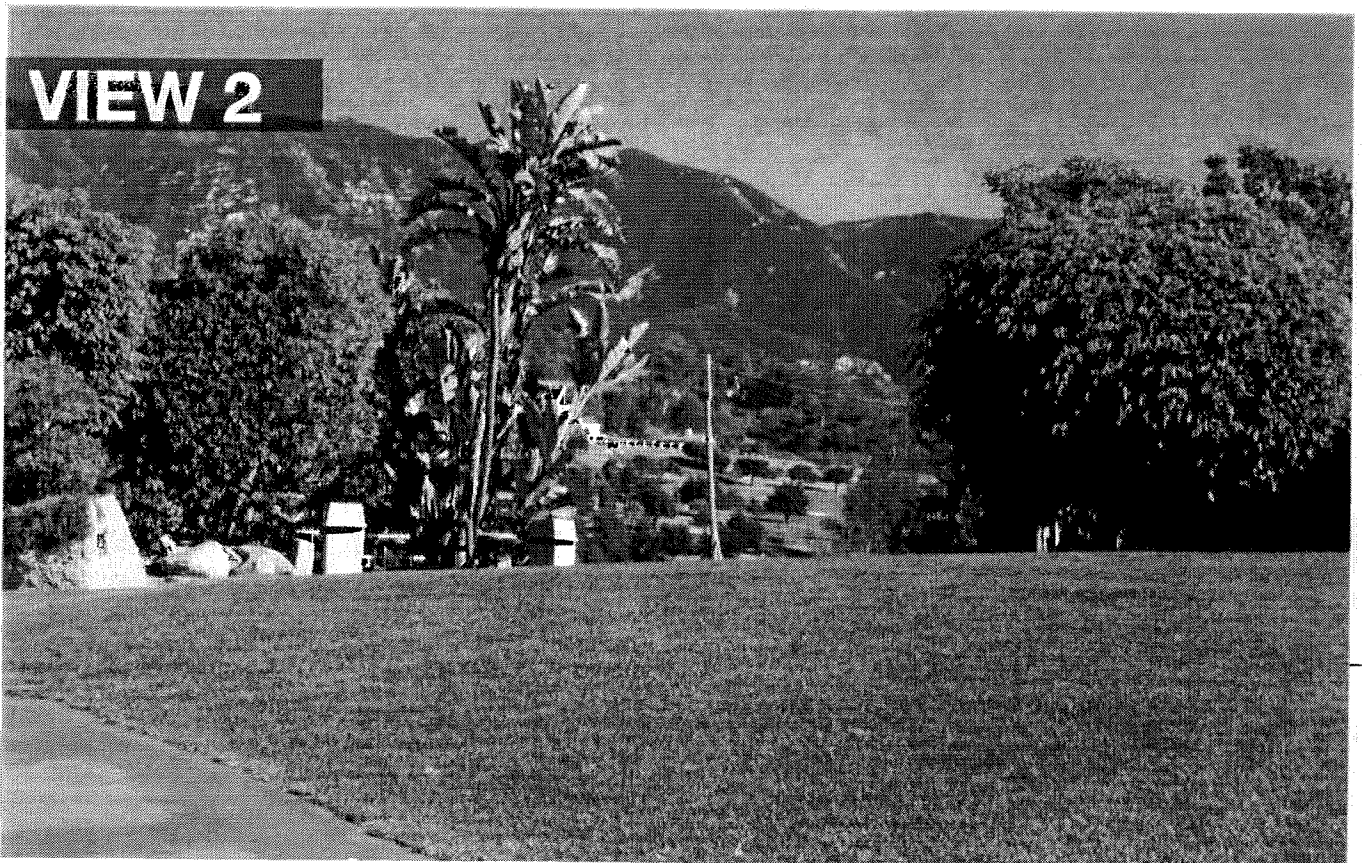
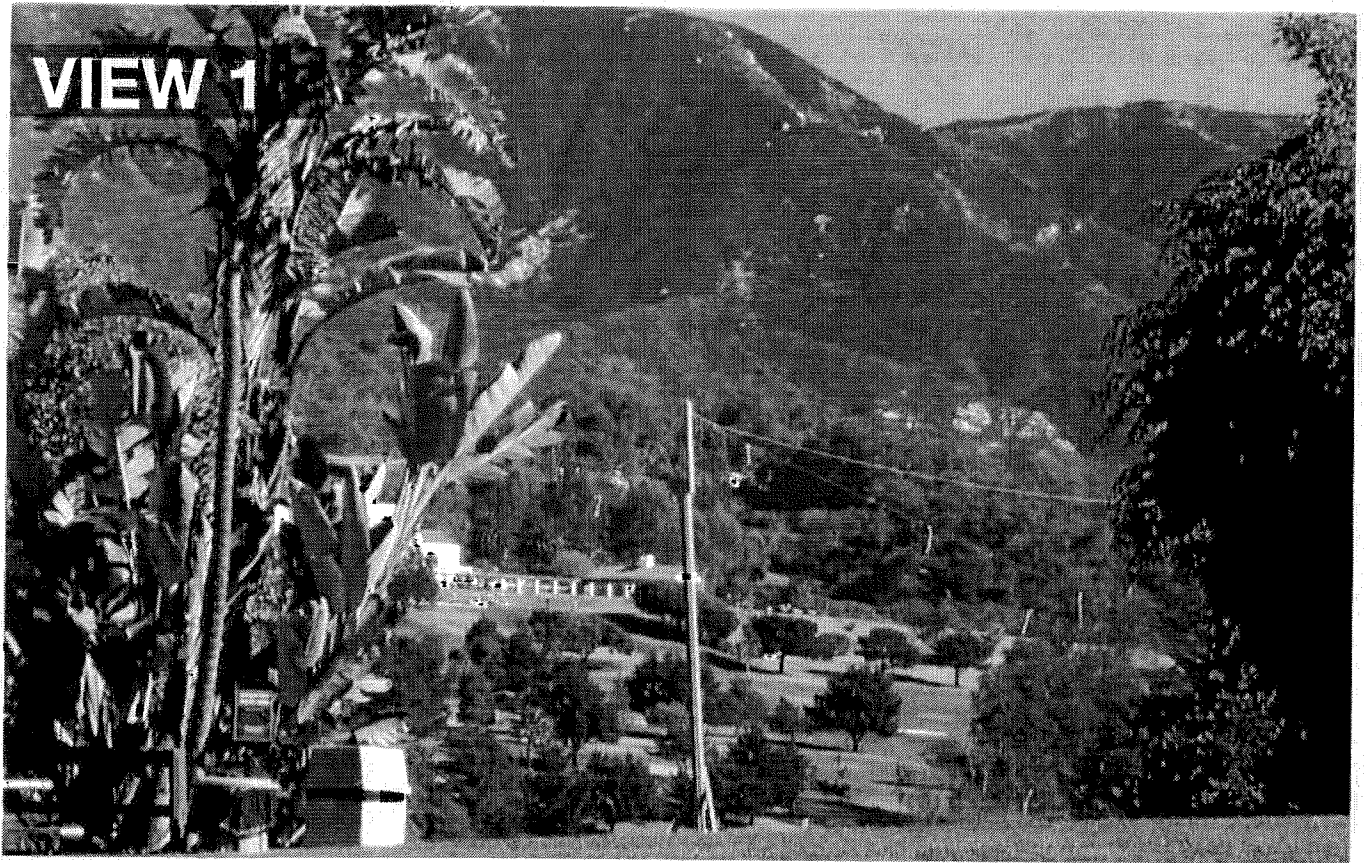
**Santa Barbara Zoo - Future Redevelopment Overview Plan**

SANTA BARBARA  
master plan

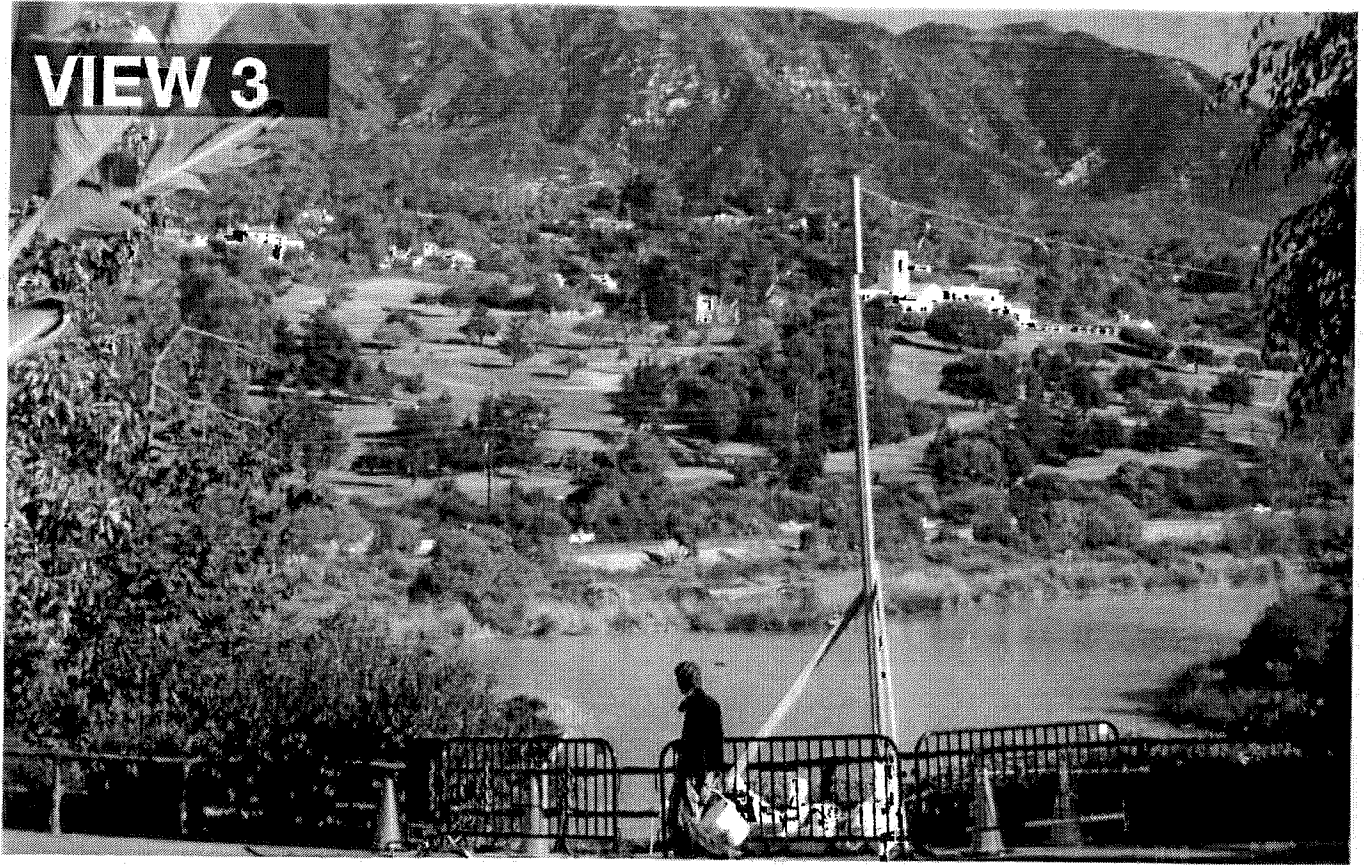
**Redevelopment  
Overview Plan/  
View Study**

500 Ninos Drive  
Santa Barbara, CA 93103  
805.962.5339

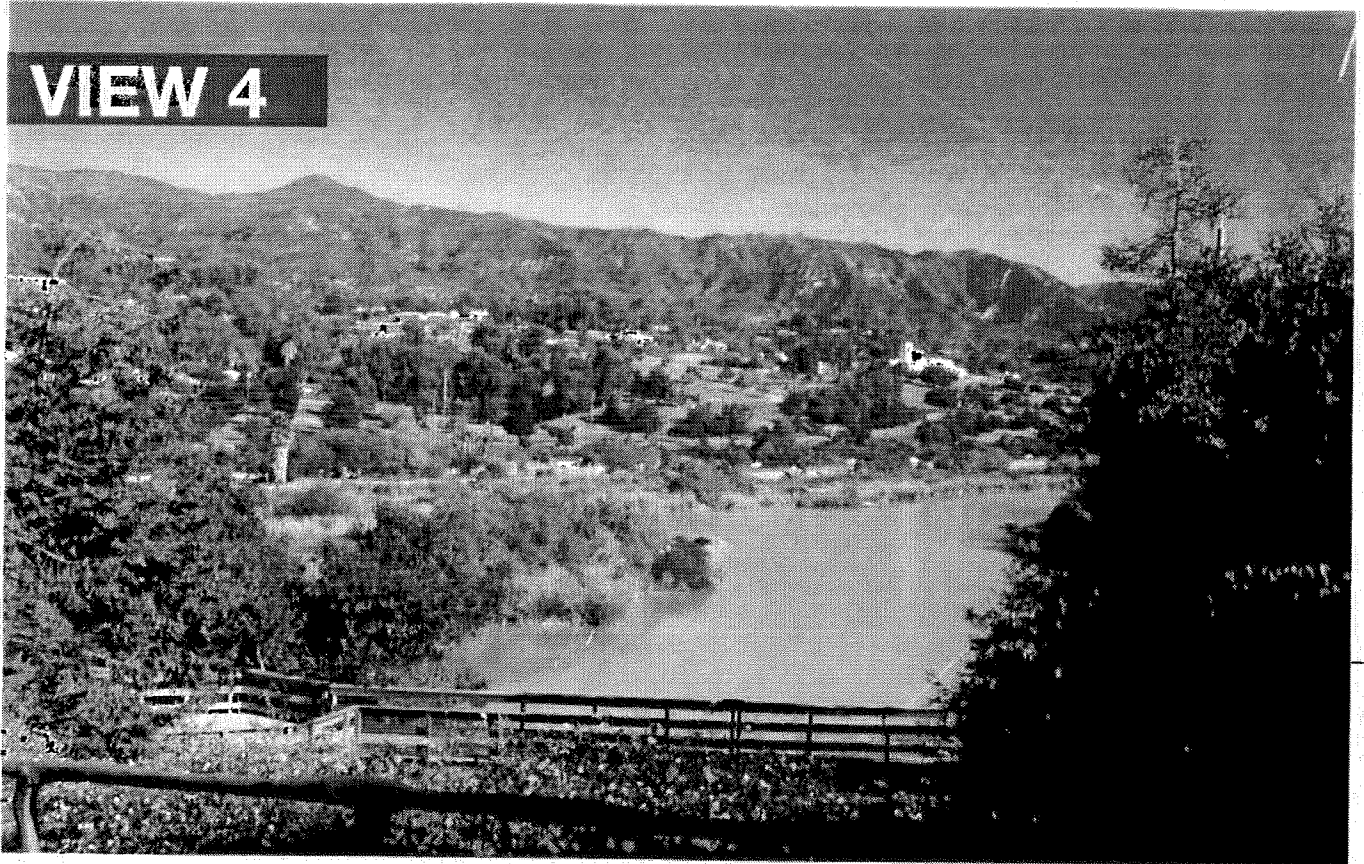




**VIEW 3**

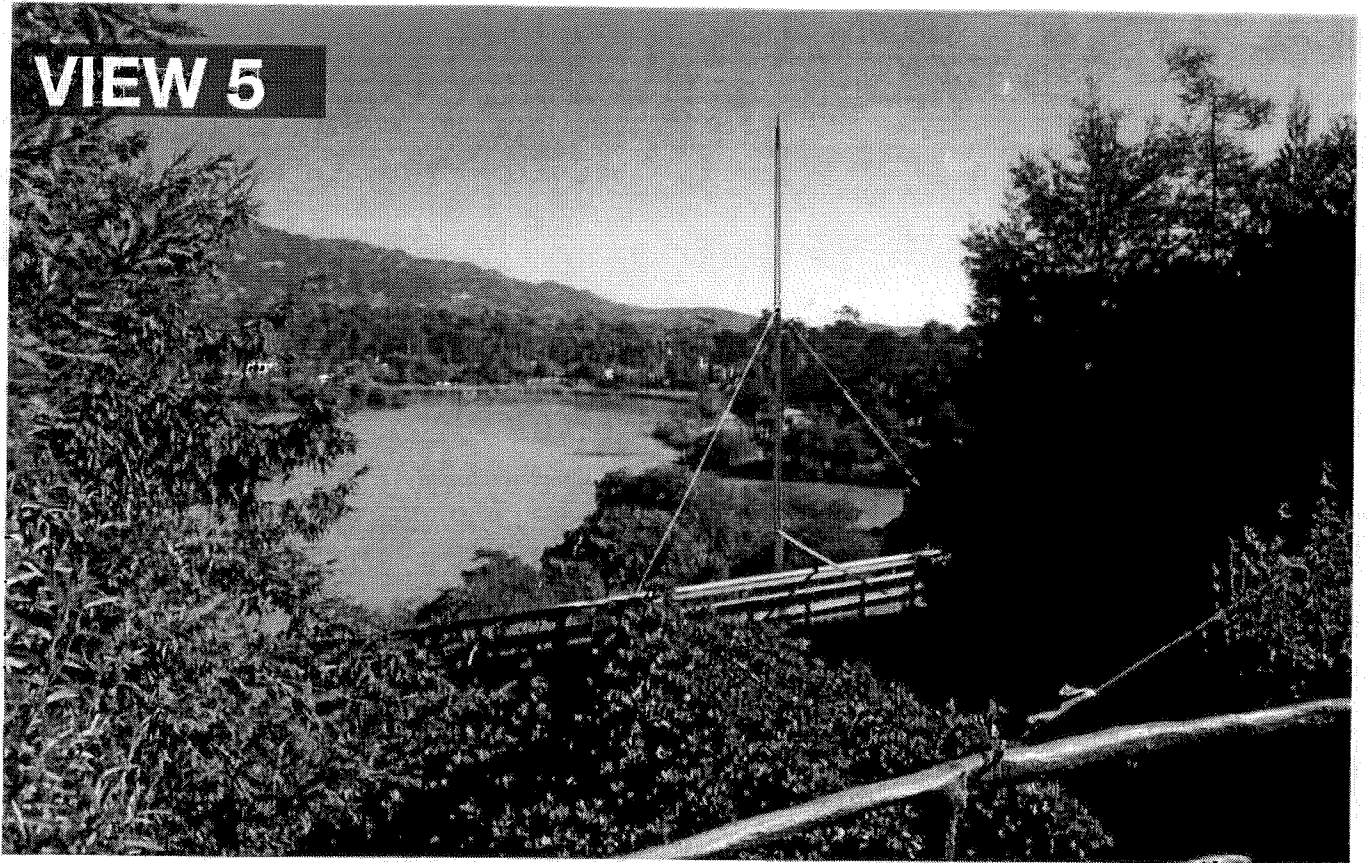


**VIEW 4**





**VIEW 5**



**VIEW 6**



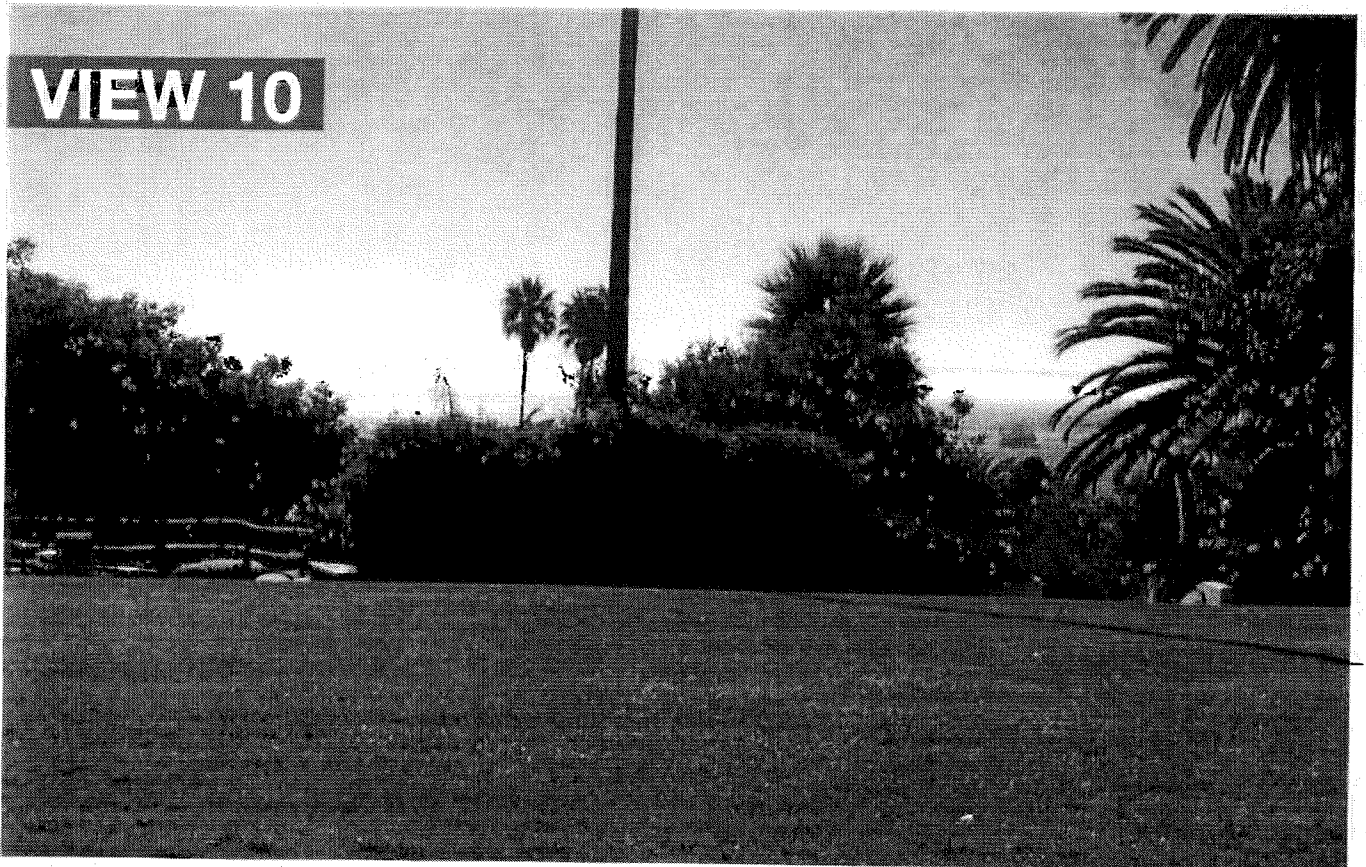




**VIEW 9**



**VIEW 10**



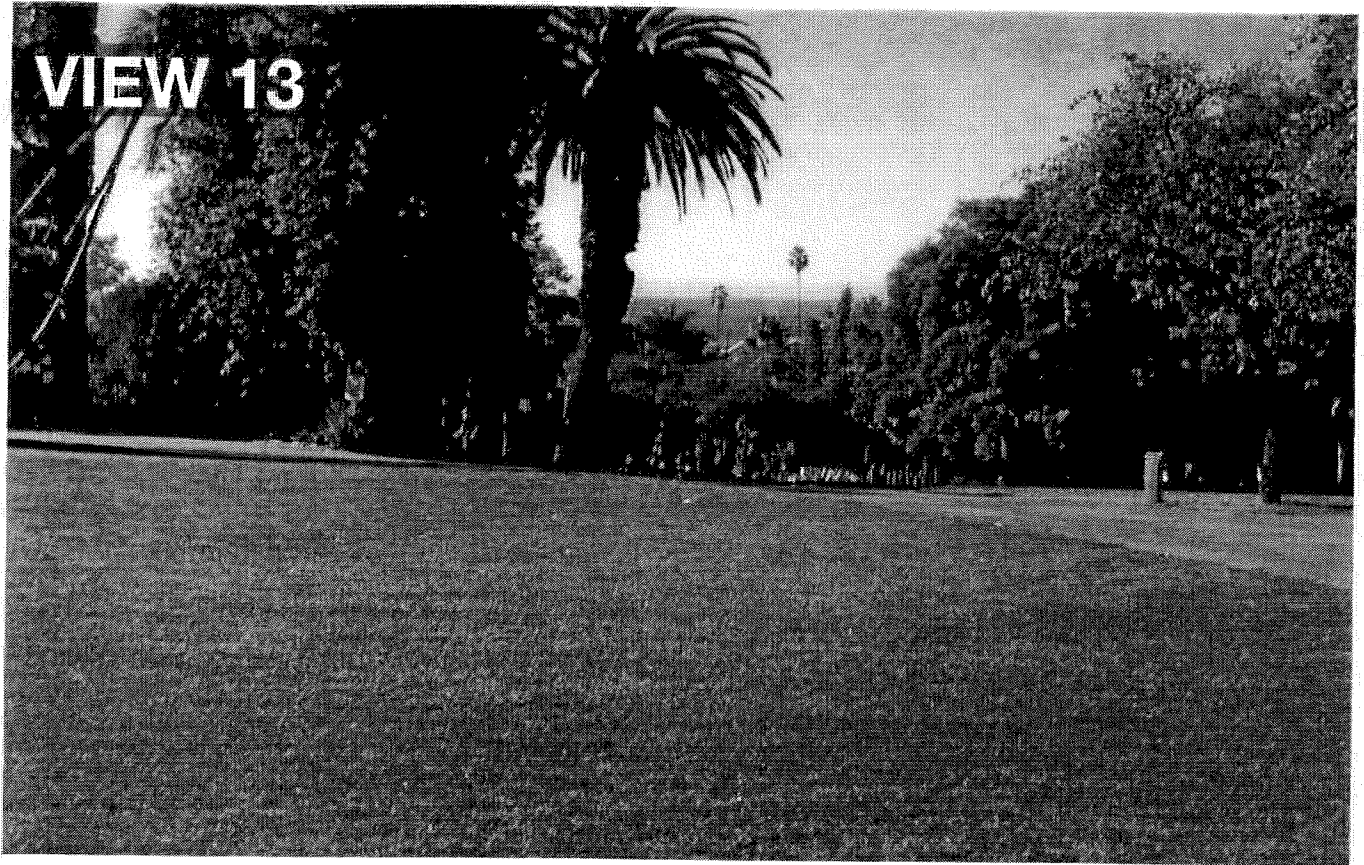
**VIEW 11**



**VIEW 12**









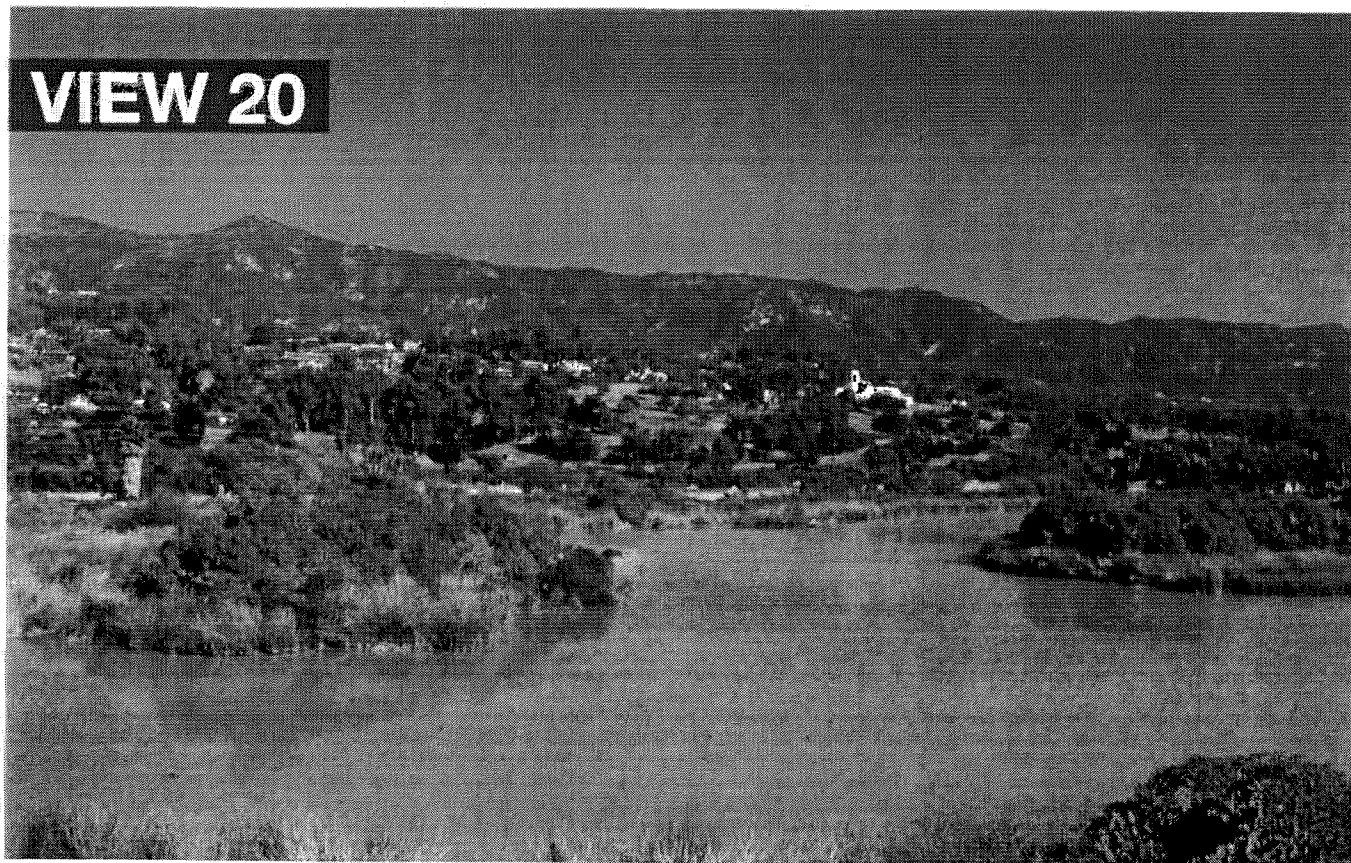




**VIEW 19**



**VIEW 20**

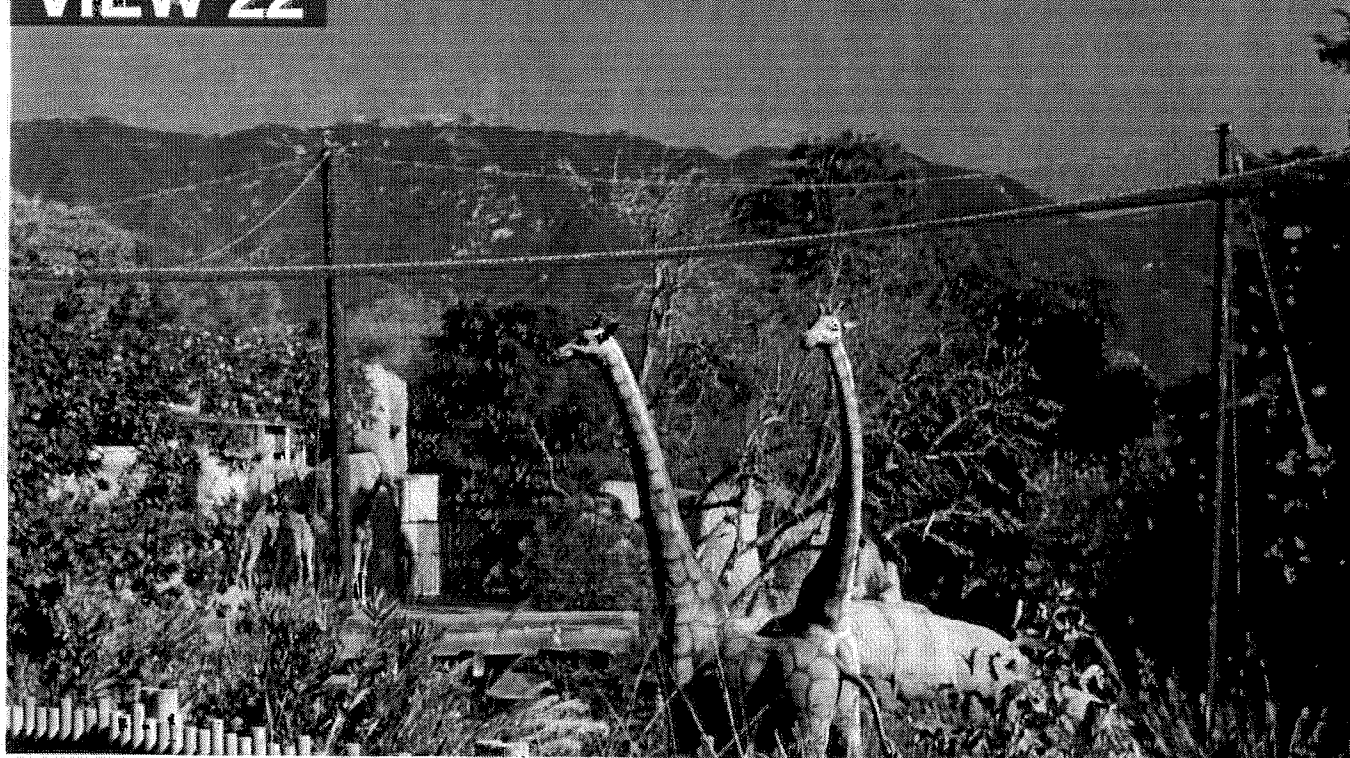




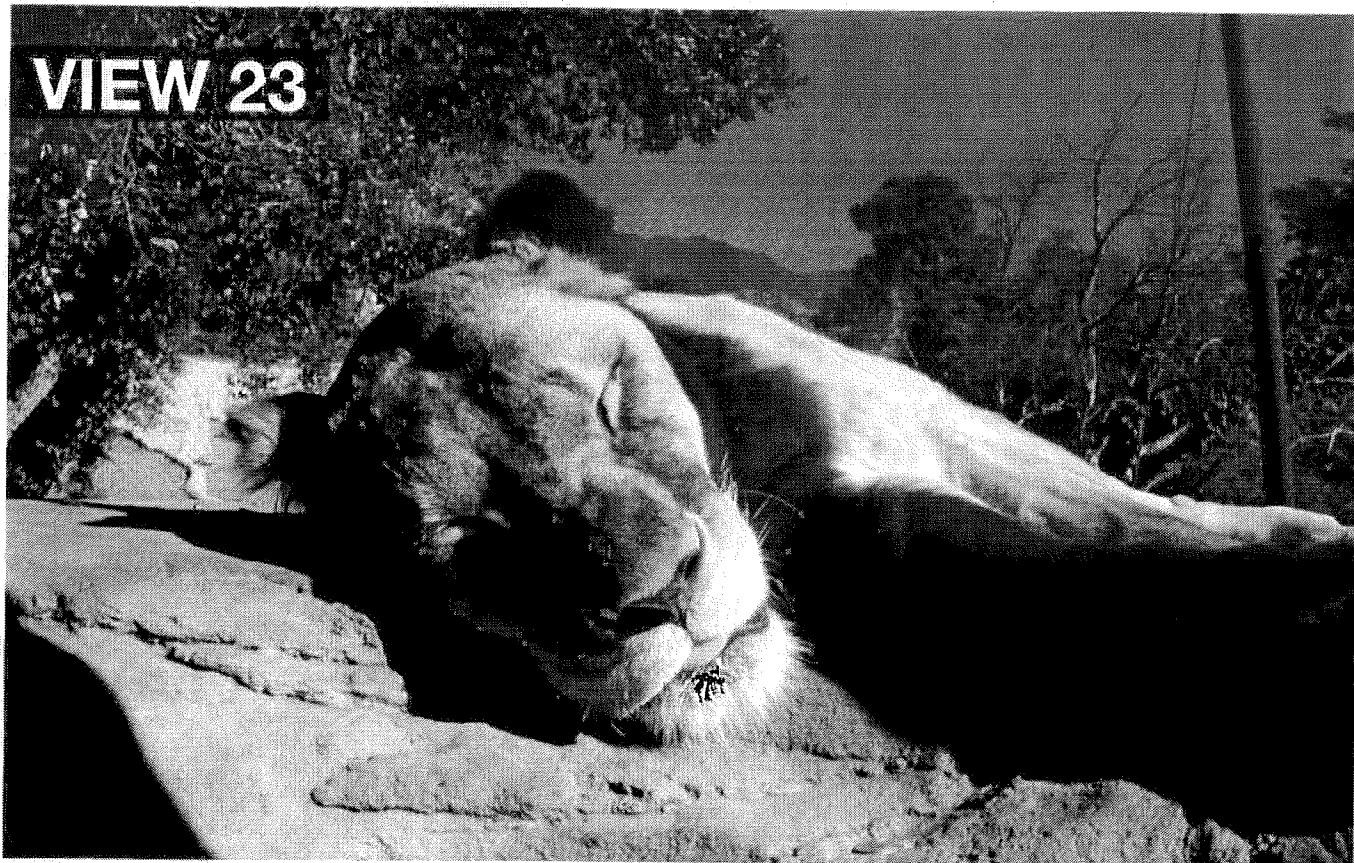
**VIEW 21**



**VIEW 22**



## VIEW 23











## DESIGN REVIEW ACTIVITIES SUMMARY

500 NINOS DR

MST2000-00707

C-ZOO

*Construction of a proposed 8,805 square foot, one-story Discovery Pavilion building and a 1,408 square foot addition to the existing administrative building. Three existing buildings, totaling 1,868 square feet, and two existing animal holding facilities would be removed. An existing 1,779 square foot building would be remodeled and incorporated into the new building. The project would result in a net increase of approximately 7,374 square feet of building area (6,700 sq. ft. Community Priority and 674 sq. ft. Minor Addition).*

Status: Pending

DISP

Date 3

HLC-Preliminary Review Hearing

CONT

01/31/01

{Council granted preliminary Community Priority designation February 19, 2000. Applicant showed a brief video of proposal.}

(4:46)

Rich Block, agent, David Mendro, Architect, Andy Neumann, Architect, Isabel Green and Bill Mallet, Landscape Architects, present.

The applicant gave a Power Point presentation.

The Commission expressed great admiration for the proposed design. However, the design does not relate to the El Pueblo Viejo District.

A subcommittee was formed to work with the applicant. Subcommittee members: Spann, Cella and Bollay.

Motion: Continued two weeks for the applicant to restudy the Discovery Pavilion design to be more in keeping with the El Pueblo Viejo District and meet with the Subcommittee for direction.

Action: Boucher/Spann, 7/0/0.

HLC-Preliminary Review Hearing

CONT

02/28/01

{Council granted preliminary Community Priority designation on February 19, 2000.}

(2:39)

Rich Block, agent, Andy Neumann, Architect, and Dave Mendro, Architect, present.

Motion: Continued two weeks for the Subcommittee to work with the applicant on an architectural style or compromise that is more in keeping with the El Pueblo Viejo District.

Action: Fairly-Green/Spann, 9/0/0.

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

(4:49)

David Mendro, Architect, Andy Neumann, Architect, and Mat Gradias, present.

A Power Point presentation was given of the proposed project.

Motion: Continued indefinitely with the positive comment to the Planning Commission that this proposal will work well.

Action: Spann/Lenny, 8/0/0.

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

(2:12)

David Mendro, Architect; Andy Neumann, Architect; and Richard Block, Zoo Director, present.

Motion: Indefinite continuance to the Planning Commission with the following positive comments: 1) The Commission supports this project and feels that it is a good solution. 2) Consider lowering the springline of the arch. 3) Restudy the proportions of the glass and the intersection of the trellis. 4) Consider solid walls or a wrought iron rail on a level elevation for the handicapped ramp rather than a rail that follows the slope of the ramp. 5) Consider adding planters to the handicapped ramp. 6) Consider adding detail to articulate the West elevation. 7) Enhance the landscaping along the property line adjacent to the railroad.

Action: Hausz/Sharpe, 8/0/0.



## DESIGN REVIEW ACTIVITIES SUMMARY

500 NINOS DR

MST2002-00676

C-MEASURE E SQUARE FOOTAGE

*Proposal for a new 1,450 square foot structure called "The Wave", to be located at the hilltop catering and concessions area at the Santa Barbara Zoological Gardens. The new structure will consist of a concessions area, catering room, restroom facilities, and a bridal changing room for wedding events. A trellis roof will provide shading for the outdoor areas. The existing building will be removed. This parcel is on the City's Potential Historic Resource List.*

Status: Pending

DISP

Date 3

HLC-Concept Review (New)

CONT

12/11/02

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, COMMUNITY PRIORITY SQUARE FOOTAGE ALLOCATION, PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT AND DEVELOPMENT PLAN APPROVAL.)

(2:49)

Rich Block, Zoo Director; Ken Radtkey, Blackbird Architects; and Adam Sharky, Blackbird Architects, present.

Motion: Continued to the January 8, 2003 meeting with the following comments: 1) The proposed building is far too contemporary and not acceptable. 2) A parapet building is acceptable. 3) Devise a traditional arbor, in keeping with the district.

Action: Hausz/Cella, 8/0/0.

HLC-Concept Review (Continued)

POST

01/08/03

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, COMMUNITY PRIORITY SQUARE FOOTAGE ALLOCATION, PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT AND DEVELOPMENT PLAN APPROVAL.)

Postponed two weeks at the applicant's request.

HLC-Concept Review (Continued)

CONT

02/05/03

(Second Concept Review)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, COMMUNITY PRIORITY SQUARE FOOTAGE ALLOCATION, PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT AND DEVELOPMENT PLAN APPROVAL.)

(3:23)

Rich Block, Zoo Director; Ken Radtkey, Blackbird Architects; and Adam Sharky, Blackbird Architects, present.

Staff Comment: Kathleen Kennedy, Planning Tech I, noted that the project requires an Environmental Review.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The project is generally acceptable in size, bulk and scale. 2) Restudy the fenestration, as it is too contemporary. 3) Restudy the trellis to make it more traditional. 4)

Restudy the details of the trellis supports to add mass and visual interest. 5) Restudy the way in which the wood trellis supports are stacked, and either conceal the connections or express them in a traditional way. 6) The Commission appreciates the direction in which the project is moving, and reminds the applicant to keep the details traditional.

Action: Suding/Hsu, 7/0/1. Sharpe abstained.





## DESIGN REVIEW ACTIVITIES SUMMARY

500 NINOS DR

MST2003-00032

C-ALTERATIONS

*Proposal for a California Condor exhibit and holding area consisting of a woven mesh enclosure, rock elements, renovation of an existing water feature and eagle holding area at the Santa Barbara Zoological Gardens.*

Status: Pending

DISP

Date 3

HLC-Concept Review (New)

CONT

01/22/03

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

(4:34)

Richard Block, Zoo Director; Cameron Carey, agent; and Adam Sharky, Blackbird Architects, present.

Motion: Continued indefinitely with the following comments: 1) Return with details of the site, handrail, soundwall, and elevations of site elements. 2) The Commission wishes to thank the applicant for an excellent presentation.

Action: Hsu/Spann, 5/0/0.



## DESIGN REVIEW ACTIVITIES SUMMARY

500 NINOS DR

MST2006-00330

C-FOX EXHIBIT ALT.

*Reactivate previously approved application which has expired. This is a component of the Zoo Master Plan. Proposal to remodel the Channel Islands Fox exhibit at the Santa Barbara Zoological Gardens. The exhibit area will have new rock groupings, new plantings, and will be enclosed with a woven cable mesh. No new square footage is proposed.*

Status: Pending

DISP

Date 3

HLC-Concept Review (New)

CONT

06/28/06

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT, AND PARK AND RECREATION FINDINGS.)

(4:05)

Present: Cameron Carey, Agent, Tynan Group; Bruce Sharkey, Architect, Blackbird Architects; and Richard Block, Director of Santa Barbara Zoo

Staff Comment: Marisela G. Salinas, Associate Planner, stated that this project had previously been approved by the Historic Landmarks Commission (HLC). A number of components have been reviewed by HLC throughout the last couple of years and, additionally, an Initial Study will be prepared to analyze all components of the project. The project can be directed to the Consent Calendar once the Planning Commission reviews it.

Motion: Continued indefinitely to the Consent Calendar with positive comments to the Planning Commission.

Action: Hsu/Hausz, 6/0/0.



## DESIGN REVIEW ACTIVITIES SUMMARY

500 NINOS DR

MST2006-00331

C-LANGUR/LEMUR ALT.

*This is a component of the Zoo Master Plan. Proposal to demolish an existing substandard 1,842 square foot holding building and construct two new holding buildings for the Langurs and Lemurs at the Santa Barbara Zoological Gardens. The first new building will be 812 square feet and the second new building will be 1,083 square feet. Also proposed is to replace non-accessible pathways with accessible pathways around the northern side of the exhibits and new landscaping. Planning Commission Approval and Park and Recreation Commission findings will be required.*

Status: Pending

DISP

Date 3

HLC-Concept Review (New)

CONT

06/28/06

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT, AND PARK AND RECREATION FINDINGS.)

(4:12)

Present: Cameron Carey, Agent, Tynan Group; Bruce Sharkey, Architect, Blackbird Architects; and Richard Block, Director of Santa Barbara Zoo

Motion: Continued indefinitely to the Full Board with positive comments to the Planning Commission and the following comments for the applicant: 1) Introduce taller trees. 2) If the poles are to be replaced, the preference would be wood poles over steel poles.

Action: Hausz/Boucher, 6/0/0.



complete backup documents to demonstrate how we were going to count those numbers, so they are legitimate numbers. She said that in terms of setting targets, staff looks at the previous year, and will weigh whether we are in a growing mode and can challenge ourselves. Ms. Rapp said that staff like to challenge themselves, which is why we have achieved fewer objectives than we would have like to. She said that staff has been asked to be more objective and conservative in terms of what they think they can achieve. She further said that a few of the measures are to maintain the status quo, because the performance measure program is based on the budget; if the budget is not going up, it is very difficult for staff to increase the number of services, but not always. Ms. Rapp said that the program owners meet with management, who ask a lot of tough questions when developing the performance objectives.

Commissioner Larimore-Hall said he is interested in how much participation there is by non-management level staff. Ms. Rapp said that the program owner is down to the supervisor level, and the expectation is that the staff working in the program area are aware of and help to develop the performance measures, so there is that greater level of understanding.

Commissioner Conner suggested that staff provide Mr. Larimore-Hall with the initial Performance Measurement document. Ms. Rapp indicated that Ms. Woods would do that.

Chair Forsell recognized that Golf has continued to have no reportable safety incidents for 25 months. He said that is astounding. Ms. Woods said that, unfortunately, the golf course just recently had an incident, but it was very minor with no one injured.

## **OLD BUSINESS - None**

## **NEW BUSINESS**

### **6. Santa Barbara Zoological Gardens Master Plan – PR Zone Findings – For Review and Comment**

Mr. Goodnick advised the Commission that they are being asked to provide comments to the Planning Commission regarding the PR-Zone findings for the Santa Barbara Zoological Gardens Master Plan as required by the Municipal Code. He stated that the master plan will return to the Park and Recreation Commission to make the PR-Zone findings after the Planning Commission adopts the environmental document.

Mr. Rich Block, Executive Director, Santa Barbara Zoological Gardens, provided a presentation on the Santa Barbara Zoo's Master Plan.

Commissioner Longstreet expressed concern about the name of the Wave. She asked to see a picture of how that fits in. Mr. Block said that what they are trying to convey is that the profile is low; it is not any higher than the existing buildings. He said that the trellis is roughly the same height as the existing trellis. Ms. Longstreet asked how high the building is. Ken Radkee, Blackbird Architects said that the digital drawing of the elevation has compressed it horizontally, therefore also changing the proportion so it looks taller. Mr. Radkee said that the entire structure is approximately 12 – 15 feet tall. He said it is actually the same height and location as the existing plant covered trellis. Ms. Longstreet said that she was concerned that there was going to be a sculptural image on the top of the hill, which would not be acceptable to her. Mr. Block said that this project has gone through HLC review, and changes were made based on that review. Ms. Longstreet asked whether the restrooms will be available during the day. Mr. Block said yes that whole site is available all of the time, as will the kitchen.

Chair Forsell asked whether there are 200 species and 500 animals. Mr. Block said yes. Mr. Forsell commented that it seems that there are fewer species and animals now than there was years ago, however the area given to particular animals is larger, and asked if that is accurate. Mr. Block said that is extremely accurate. He further said that over time, the animal care staff has more than doubled, but the collection size has actually shrunk. He said that increase in numbers is in response to what has been learned about caring for the animals. Mr. Block said there will be a reduction in the number of animals as the quality of the space used by the animals is improved, which is a national trend. Mr. Block said that across the country, zoos are building exhibits that are much more suited to the needs of the individual animals rather than trying to pack in as many animals as they can.

Chair Forsell said he was taken aback when Mr. Block said the AZA would withhold accreditation because of the structure of one building. Mr. Block said that the building supports a number of different species, especially non-human primates, which is a very sensitive area. He said the lemurs and the langurs are all part of that facility, and the support space used by that animals does not meet where he knows the standards will be in 2009, when the visiting team will come to assess the zoo. Mr. Block said that the zoo is accredited every five years. He said that the federal agency that inspects the zoo every year is the U.S. Department of Agriculture. He said they look primarily at animals and those things that come under the provisions of the animal welfare act.

Mr. Goodnick highlighted the findings that the Commission will be required to make.

- A. *That the proposed park and recreation improvements are appropriate or necessary for the benefit of the community and visitors.*

- The Zoo has operated since the 1960s and provides important educational and recreational opportunities for residents and visitors.
- The Zoo is committed to maintaining the highest standards in animal care, grounds maintenance and visitor experience.
- The exhibits are necessary for the Zoo to provide current American Zoo & Aquarium Association recommended standards for lion exhibits.
- Consolidation of facilities for staff makes better use of the land and more efficient operations.

*B. That the proposed park and recreation facilities, including lighting, play areas, parking facilities, and associated landscaping, will be compatible with the character of the neighborhood.*

- Night lighting will be for emergency/security purposes only, consistent with existing Zoo exhibits.
- Transportation staff determined the improvements would not generate a need for additional parking.
- The construction of the exhibit spaces will be of the same nature as existing facilities, using black mesh, rockwork, and will require minimal grading.
- The Discovery Pavilion will be designed to match existing buildings in the immediate vicinity, and the service yard will not expand beyond the current location.
- The Wave will be situated in the same area as the existing arbor.

*C. That the total area of the site and the setbacks of all facilities from the property lines and street are sufficient, in view of the physical character of the land, proposed development and neighborhood, to avoid sufficient negative impacts to surrounding properties.*

- The Condor exhibit will occupy the area currently used for the original Bald Eagle exhibit, and the Langur/Lemur and Island Fox exhibits are renovations of the existing facilities.
- The Discovery Pavilion will occupy the location of existing one-story buildings, and is set back from the north property line.
- The Wave will be designed similarly to the existing arbor at the hilltop and will use the same trellis motif as the current structure.
- The service yard will not expand beyond the current location.

*D. That the intensity of park use is appropriate and compatible with the character of neighborhood*

- None of the proposed improvements are anticipated to create an intensification of current activities.

*E. That the proposed park and recreation facilities are compatible with the scenic character of the City of Santa Barbara.*

- The Discovery Pavilion will be designed to blend with existing buildings in the same area of the zoo.
- Landscaping will provide additional screening.
- The exhibit enclosure will be a mesh painted black to reduce visibility and blend into the background.

*F. That any proposed structures or buildings are compatible with the neighborhood in terms of size, bulk and scale or location.*

- The Island Fox, Condor, Langur/Lemur exhibits, and the service yard will not expand beyond their current footprint.
- The Wave will expand beyond the size of the current arbor, but will be located far from surrounding neighbors and will retain a one-story height.
- The Discovery Pavilion will be constructed along the northern property line of the zoo and abuts the railroad and Highway 101.
- The project has received positive comments from the Historic Landmarks Commission.

Commissioner Conner asked how the train runs and whether it is up to standards. Mr. Block provided a brief history of the train. He said it falls under the safety standards for amusement rides, and it is maintained up to state standards.

#### **Commission Comments**

Commissioner Longstreet commented that she finds the project acceptable and a good improvement, and she would be happy to see all of the projects completed.

Chair Forsell, Commissioner Larimore-Hall, and Commissioner Conner concurred.

#### **7. FY 08 - 13 Proposed Parks and Recreation General Fund and Golf Capital Improvement Program – For Action**

Ms. Rapp explained that every year, as a part of the budget, the Department develops its Capital Improvement Plan, and with the two-year budget, the six-year Capital Improvement Plan is being developed. Ms. Rapp said that staff has provided a report to the Commission which outlines detailed information regarding various park and facility improvement projects that are being recommended, both for the general fund and the golf program. She said that Ms. Zachary will present the Creeks Capital Improvement Plan next month for the Commission's review and approval. Ms. Rapp said that the staff